The Guide
resident
February 2017

TALK OF THE TOWN
Reggie Yates on the art of documentaries & feeling lucky in Brockley

5 surprising ways to wow your Valentine

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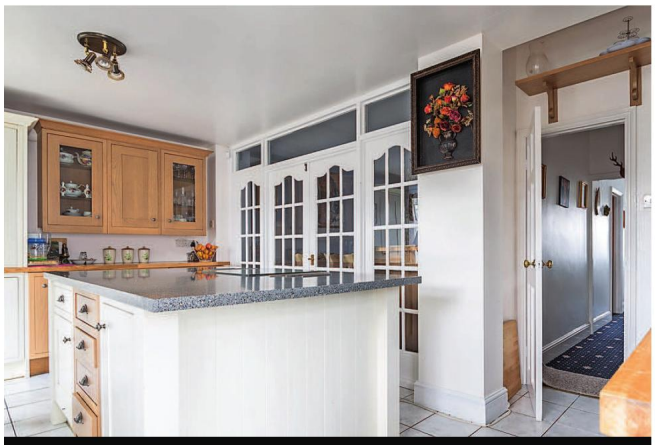

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..... a refreshing change

Will Buy-to-Let Offer Good Value?

Most landlords are aware that HMRC will soon be changing the tax laws but the majority don't know what this means to them!

In a nutshell, Section 24 legislation kicks in from April this year and it is likely to vastly reduce profits for landlords who buy with a mortgage. It is somewhat more complex than this but let's keep it simple for now.

My independent mortgage arm of the business are seeing massive increases in landlords looking for **Limited Company mortgages** as they buy through their **Special Purpose Vehicles (SPVs)**. I feel this is an incredibly savvy decision, as they will continue to be able to offset their mortgage interest into the future, whereas this is not going to be possible in the new tax world for the majority. Some feel this may be complex but actually it is fairly straight forward.

So property investment is now going to get far more complex as you MUST take into account many more options. The great news is, for a limited period only, we have teamed up with some of the UK's best taxation experts in this field and have the solutions and expertise to advise you in order to make the most from your investments. Whether you are a seasoned professional or looking to buy your first investment then my advice is to take the best expert advice you possibly can.

If you are a portfolio landlord (6+ properties) and have mortgages on all or some of your properties, you are going to be kicked really hard. However, I potentially have an amazing solution which many accountants did not think possible as there may be a creative way to move your portfolio in a tax efficient manner into an SPV so that you can continue to offset your mortgage payments. It is certainly worth a conversation don't you think?

For your free 20-minute consultation with an EXPERT in this field then go to www.conranestates.co.uk/new-taxation-rules – just complete the form and let's turbocharge your investment long into the future.

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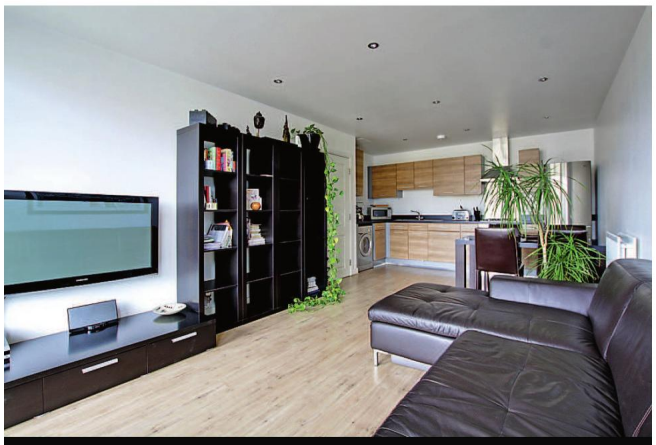

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Letter from the EDITOR

ELANOR TRAVERS (HAIR) AND ERIN FULLER (MAKE UP), GINA CONWAY PRIVE; GINACONWAYPRIVE.COM. PHOTO BY TOM DUNKLEY

Documentary making brings me out in a cold sweat. I can't get enough of it as a viewer, but the thought of actually being the person in front of a camera stepping into the unknown is positively terrifying. I like to be prepared, I like the person I am interviewing to be prepared to talk to me, and I don't deal that well whenever someone says something slightly controversial to me (normally I respond with a nervous laugh and move on).

Then again, as Brockley local Reggie Yates says to me, he isn't a journalist. That's not putting down my profession, but he's aware of the difference between arriving for an interview with a full list of questions prepared, and stepping into a room full of nationalist fanatics in Russia and being the only black man there. TV has come up trumps in the past with its documentaries – I am still reeling from Louis Theroux's rather honest look back at the time he spent with Jimmy Savile – and Yates, for me, is the next in line for greatness. He's off to the Outback next and tells us what to expect over the page.

Very much back in my comfort zone, this issue is all about brightening the still dark days. February hasn't managed to shake off the effects of winter, so while we await the onset of spring we have taken things into our own hands to liven up everyone's day. Kara O'Reilly this month rounds up the very best in the industry when it comes to adding a lick of paint to your home, plus I also meet the architects behind the 'Yellow House' in Herne Hill.

What makes me feel green is a typo that escaped our attention in the last issue in our interview with the wonderful Lucy Ryder Richardson. She, of course, loves the wonderful ways of buying 'direct' from designers in their homes, not 'dirt' as our subbing eyes missed. Apologies Lucy, and do make sure you visit modernshows.com to see just why she loves local designers and more.

Yes, I haven't forgotten that February also welcomes back Valentine's Day. Stereotypical guy alert, but I have never really bought into it. I'd argue I am romantic at home every day of the year (my wife would argue the opposite), but still, make sure you are prepared with our special on page 13.

I hope you enjoy the issue.

Mark Kebble, Group Editor

insight

BRIGHT HORIZONS

An old bakery in the centre of Greenwich is providing a colourful alternative to the stark minimalism of the capital's West End galleries

Words NIKKI SPENCER

Why Ben Oakley's Greenwich gallery is leading the artistic way

The Conscientious Cook reveals the secrets to her success

wellbeing

NATURAL SWEETENER

Nicky Elliott bakes sweet treats that are nutritious and delicious – and delivers them straight to your door

Words TRISH LESSLIE

Everything has a positive nutritional benefit, not empty-calorie quick fixes

homes

In the SHADE

Not many have brightened up south east London quite like Nimt Architects and Tim O'Callaghan, aka nimtim architects

Words MARK KEBBLE

South east Londoners are very savvy and aware of the power of good design

How nimtim architects have added a bit of colour to south east London homes

TALK *the* TALK

Brockley-based Reggie Yates is swiftly making a name for himself as a documentary maker tackling tough subjects – however hard they are to watch

Words MARK KEBBLE

There were several moments in Reggie Yates' recent exploration of gun crime in Chicago that left me open mouthed in shock. A mother is forcibly dragged from her car, with her young baby left crying in the back, by the police; there's the funeral of a young black man, open casket and all; before Yates makes a trip to the local morgue to see how many of the corpses with tags on their toes have been the victim of gun crime – with the answer even more shocking. I found the whole documentary, *Life and Death in Chicago*, difficult to watch and was emotionally drained come the end.

'If a film I make is uncomfortable… good,' Yates states to me from his rather more sedate south east London home. 'The issue at hand is uncomfortable and if something is tough to swallow, then perhaps that will change somebody's thought process or start a conversation, regardless of how difficult that may be. If [my documentary] makes someone uncomfortable, then it's doing its job.'

There have been many more uncomfortable moments for the viewer thanks to Yates' approach to the world. The latest will air later this month, *Hidden Australia*, and will come to us in two instalments. The first sees him travel to the outback to one of the country's largest, but most deprived Aboriginal communities, where he finds marginalised people suffering from an addiction to alcohol and generations of institutionalised racism. The second part sees him travel to Melbourne, to find out why Australia's second city is facing such a dangerous epidemic of the drug known as Ice (crystal meth).

'I have been fascinated by Australia for a long time,' he says on the documentary's focus. 'There is so much happening there that you just don't find anywhere else in the world. The topics that we covered are unique to Australia and that is the inspiration for the factual programming we make: what is unique to a specific area and what issues are interesting to us, and what can we bring to the public in the UK that's something they may have not necessarily seen before.'

What surprises us on screen is no different to Yates' own reaction. 'There is a certain level of research done by the team, but I go in with a basic knowledge,' he explains. 'The people I am meeting I have never met before. When you start watching these films you have no idea in what direction it's going to go, and more ›

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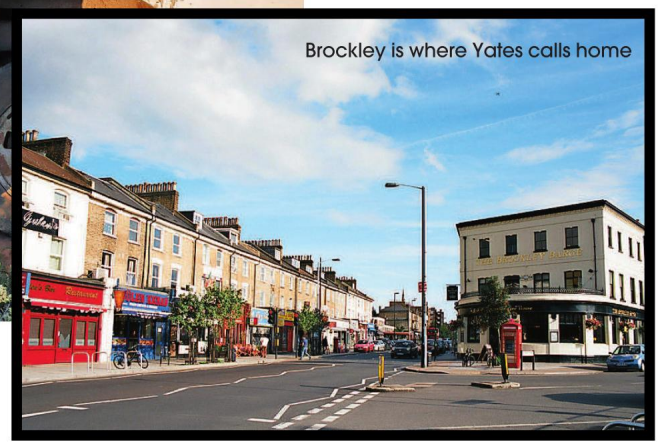
His documentary making approach has won rave reviews



Brockley is where Yates calls home

Hidden Australia brings Yates into contact with an Aboriginal community

importantly, because I throw myself into the challenges I face, you have no idea in which way I am going to be challenged, and what that will stir up within me.'

You certainly get the sense of who you see on screen is the real Reggie Yates. 'I don't know if it's the secret [to success], but it works for me,' he says on his documentary making approach. 'People respond to people, and if you are a robot that has a bunch of buzz words to throw in, people can see through that. Fundamentally these films are a series of conversations.' Conversations, I add, in extreme situations. Seeing Yates approaching a prison wing full of baying killers, or joining a racist group of thugs in Russia, I certainly feared for his safety. 'Truthfully I have never felt that way,' he insists. 'Fundamentally it is television and you, naively perhaps, have this sense of protection when you come to making these films. On some level I think it's important to have that level of naivety because the more I think about the scale of violence or danger I am walking into, the more opportunity I give myself to want to back out. When I am speaking to the head of a nationalist movement, if I really think about what that man has done or how he might see me, then I am not going to want to speak to him. What is imperative and of most importance is not what my personal emotion is because these films are not about me, it's about delivering a message or information to the audience at home and sharing with them an experience they will never have had.'

Watching Yates in these different situations, it's like he has been doing these documentaries for years, but in fact it is the latest in a long line of different guises in the entertainment industry. It all started at the age of just eight with a role in seminal comedy *Desmonds*, and has been followed by further acting gigs, TV and radio presenting – 'Just yesterday we shot the *Top of the Pops* Christmas special,' he laughs. 'I started doing that when I was 18, so I have been doing it for 15 years now and I love it' – fronting the MOBOs and more in addition to his documentaries. 'Of the things you have just mentioned, the thing I am not doing so much of now is acting,' he points out. 'I wouldn't say I have fallen out of love with it, but that isn't what I am supposed to do. I started out as an actor, but that was always part of the pathway towards becoming a writer and director.'

We live in the greatest city in the world and it's so easy to lose perspective

How has the business changed in the quarter of a century he's been involved in it? 'There are more platforms now,' he says. 'The minute you have got more airtime, there will be more programming and there will be more creatives able to show what they see as being good TV. There are a lot of programmes we see as being quite big and important that are actually seen less compared to some YouTubers. I will continue to want to make good stuff and find an audience in new ways.'

It's a tantalising hint at what's to come from Yates – expect more hard hitting documentaries for one – but for now he's taking the opportunity to relax at home.

Do his experiences overseas have an impact on how he looks at London? 'One hundred percent,' he states. 'I feel like I move forward in terms of my personal development off the back of these films. That's not me saying that every film I make is incredible or award worthy, but the personal experience I have, the people I meet, the lessons I learn… You can't buy that. We live, in my opinion, in the greatest city in the world, so it's easy to lose perspective because you are surrounded by so much opportunity. It's important to me to maintain and remember the lessons that have been gained on any one of these trips.'

Reggie Yates: Hidden Australia will be available on BBC Three at the end of January

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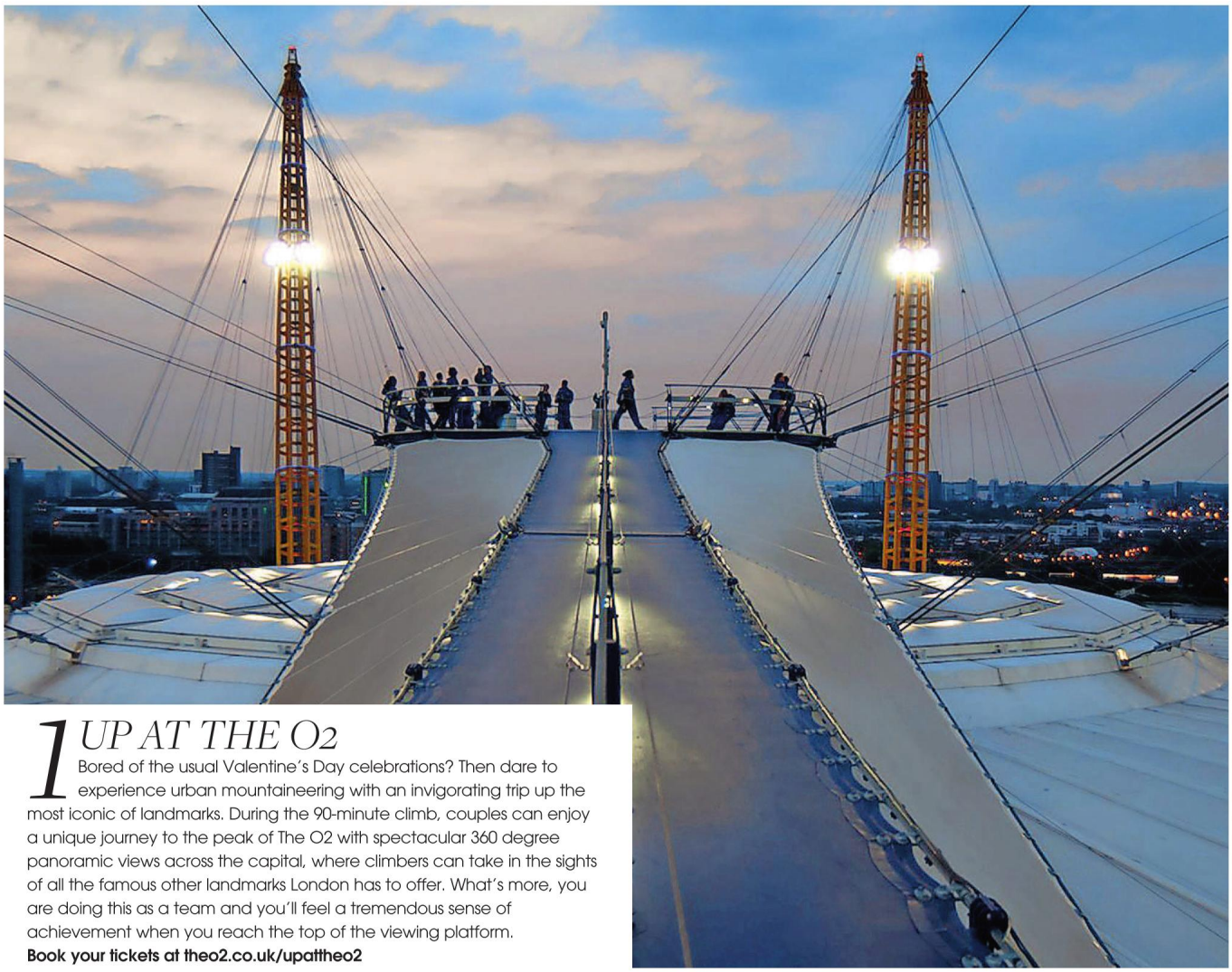
RECOMMENDS

Five top picks to treat your loved one on 14 February



1 UP AT THE O2

Bored of the usual Valentine's Day celebrations? Then dare to experience urban mountaineering with an invigorating trip up the most iconic of landmarks. During the 90-minute climb, couples can enjoy a unique journey to the peak of The O2 with spectacular 360 degree panoramic views across the capital, where climbers can take in the sights of all the famous other landmarks London has to offer. What's more, you are doing this as a team and you'll feel a tremendous sense of achievement when you reach the top of the viewing platform.
Book your tickets at theo2.co.uk/upattheo2

2 CHAPTERS

We are lucky enough to have two Chapters restaurants in our area, one just outside of Bromley and the other located in the heart of Blackheath. We recently revisited the latter and are pleased to report it still surprises and delights in equal measure. The setting is super romantic and the food top notch.
43-45 Montpelier Vale SE3 0TJ; 020 8333 2666; chaptersblackheath.com

3 ROYAL OBSERVATORY

Be starry-eyed with your loved one in the Royal Observatory's special planetarium show of love-themed constellations. The fun begins with a romantically themed planetarium show, followed by spending some time on the Meridian Line with an amazing view and a glass of bubbly – and a classic red rose for each couple attending too.
See more at rmg.co.uk

4 PIA JEWELLERY

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piajewellery.com

5 KAREN WOOLVEN FLOWERS

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18 Royal Hill SE10 8RT; 020 8858 1112; karenwoolvenflowers.co.uk

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ROCKING GREENWICH

How a 19th century legend became a 21st century hit musical

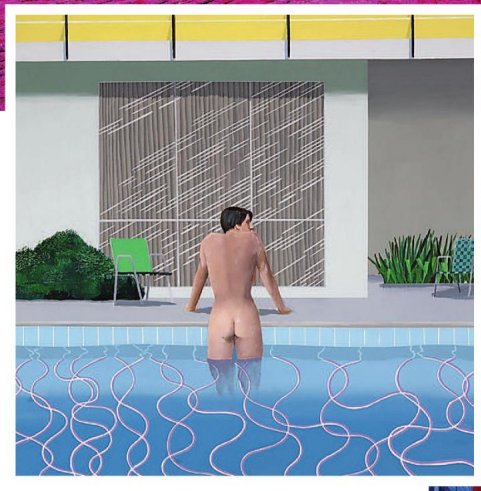
With roots linking back to 1892 and the murder of a prominent businessman and his wife, with their daughter Lizzie Borden falling under prime suspicion, *Lizzie* is four women fronting a six-piece rock band. *Lizzie* is rage, sex, betrayal and bloody murder. *Lizzie* is American mythology set to a blistering rock score. *Lizzie* is a new American musical with a sound owing less to Sondheim and Andrew Lloyd Webber and more to Bikini Kill, the Runaways, and Heart. From 22 February-12 March, Greenwich best get ready.

Greenwich Theatre, Crooms Hill SE10 8ES; 020 8858 7755; greenwichtheatre.org.uk

Different perspectives

In collaboration with composer Ben Frost and cinematographer Trevor Tweeten, conceptual documentary photographer Richard Mosse has created this new exhibition of work, opening on 15 February at the Barbican Centre, using a new, powerful telephoto military camera. With this he has created narratives of the journeys made by refugees, shown in a whole new light.

barbican.org.uk



Private eye

This once-in-a-generation show at Tate Britain, opening on 9 February, will bring together six decades of David Hockney's work for the first time. Major loans from private collections – including works never displayed in public before – will be united with iconic paintings from museums around the world. The retrospective will include vibrant new paintings of the artist's home in Los Angeles, which will be united for the first time with earlier works depicting the same subject across 35 years.

tate.org.uk

LEA NIELSON / NATIONAL THEATRE GRAPHIC DESIGN STUDIO

FREE REIGN

Ivo van Hove, one of the world's most exciting directors, is making his National Theatre debut with a modern production of Ibsen's masterpiece, *Hedda Gabler*. In a new verison by Patrick Marber, the production stars Ruth Wilson in the title role, alongside a cast that also includes Rafe Spall and Sinéad Matthews. Just married, bored already: Hedda longs to be free... The production runs until 21 March.

nationaltheatre.org.uk

Labyrinth of innovation

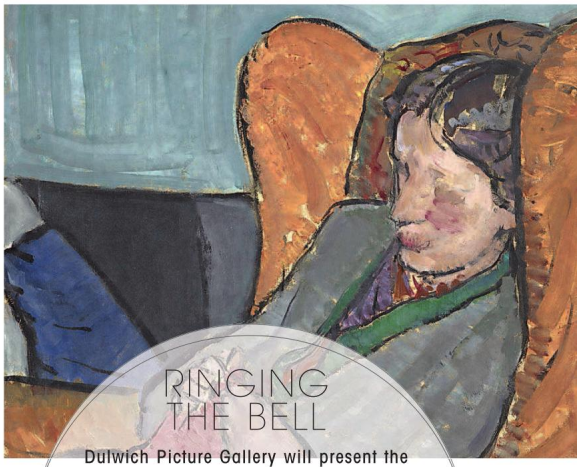
The power of the moving image and its influence across the arts is being celebrated by the Barbican throughout 2017 with Films in Focus. *Cinema Matters Part 1: Industrial Light & Magic*, running until 11 February, looks at the technologies and the business of film, and its implications for storytelling, including Guillermo del Toro's stunning *Pan's Labyrinth*.

barbican.org.uk/film

TROOPING OF THE COLOUR

West London's Griffin Gallery is currently hosting I Lost My Heart to a Starship Trooper. Open until 24 February this is a chance to see works that include both traditional materials and the use of new technologies in a wide variety of media.

griffingallery.co.uk



RINGING THE BELL

Dulwich Picture Gallery will present the first monographic exhibition of work by Vanessa Bell from 8 February. Widely acclaimed as a central figure of the Bloomsbury Group, Bell also stands on her own as a pivotal player in 20th century British art, inventing a new language of visual expression. Arranged thematically, the exhibition will reveal Bell's pioneering work.

dulwichpicturegallery.org.uk

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SNAP HAPPY

Why we have all gone crazy for photo booths

Words VICTORIA PURCELL

Those memorable days aren't always quite as memorable as you'd like, especially if the drinks have been flowing… The office Christmas party is a prime example of this (as we have just learnt from personal experience), and often you're left to piece it all together through a few blurry phone pics.

But no more! Photo booths are on the up at events from office parties to birthdays, weddings, proms and even corporate events. But why? Well, for a start, they're fun. The words 'corporate event', for example, might not fill guests with joy, but hand them a funny hat and the chance to take some silly photos and suddenly it's all smiles. At all-day events like weddings, they provide guests with something fun to do while the bride and groom disappear for the wedding photos. They also keep guests from drinking the bar dry too early!

Photo booths are also a great way of making your guests feel like VIPs. If they've gone to all that effort of getting dressed up, they're going to want to have their picture taken, and the flattering light of a professional photo booth will make them look a hundred times better than any selfie can. People also relax more when they're in charge of taking their own picture, whereas the appearance of a photographer often makes people awkward and wooden.

Photo booths are a great way of making your guests feel like VIPs

Take Greenwich-based Ida Pod Photo Booths, for example, which operates through London, Surrey, Essex and surrounding areas, including all the Home Counties. Ida Pod's sleek, fun photo booths are an innovative way to capture fun moments, with fully customisable Photo and HD Video Pods that will provide you and your guests with plenty of great memories from the day. It's a must-have, high-end form of entertainment that can also work at home, or in a marquee, if you're hosting a private event.

The pod has an easy-to-use touchscreen camera unit where guests can capture photos and 45-second video messages, with options to change the screen capture from colour to black-and-white, or the flattering new Sepia. Fun hats, feather boas and other props help everyone to get into character, and professional lighting illuminates subjects in just the right way. While the pod seats 4-5 people comfortably, the 'Peas in a Pod' approach – where you squeeze in as many guests as you can – works just as well, if not better!

Images are captured in digital high-resolution jpeg format, given to you on a USB stick and in print, plus you can also choose the additional option of a guest book, where people can enter a copy of their photo memory and a message, for those super special occasions.

On the day of the event, the team will set up the Ida Pod so it's ready to print in almost any space within an hour, and attendants will stay with the pod throughout the hire period to help guests get the best out of the experience.

So while selfies are great, a photo booth is simply in another league…

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JENNY ECLAIR

Sounding the alarm to all and sundry

So south east London, a terrifying thing happened to me recently and I'm going to tell you about it to spare you the agony of possibly going through it yourself. I'm a landlady; I sort of co-own a one bedroom flat opposite my own house, which I rent to a respectable same sex married couple.

A couple of weeks ago I had a very big gig, one of those gigs that makes your stomach roll from the moment you wake up in the morning, so I was having a bath and inhaling soothing oils when the old man came barging in saying: 'There are two fire engines and an ambulance outside your flat, but I can't see any smoke.' The oils were really doing their thing: 'I'm in the bath, you're dressed can you pop over and see what's going on.'

Three minutes later he was back: the girls are in the back of the ambulance, it's suspected carbon monoxide poisoning. In a split second I saw my career turn to dust, I saw prison, I saw the Daily Mail headline 'tragedy of lesbians in comic's flat'. I pulled an assortment of clothes on and I began to cry, proper hysterical tears, I didn't know if my two ladies were dead or alive.

They were alive. Fifteen minutes later a much clearer picture was emerging. It hadn't been carbon monoxide poisoning – there wasn't a trace of the deadly gas, but both girls had fainted and the emergency services had erred on the side of caution.

'You do know you're responsible for supplying a C.O alarm?' a fireman told me. I cried some more mad hysterical tears, even though by this time the girls were sitting up and chatting. Actually the legality of landlords having to supply an alarm is moot, the letter of the law states in high risk rooms, but to be quite honest they cost just over a fiver and for peace of mind that is a very small price to pay.

Immediately after the emergency services had left with the ambulance taking the girls to hospital for check ups, I ran down Lordship Lane and bought an alarm for everyone I knew. I felt sick and exhausted, but it was still the day of the big gig – I still had to get my roots done.

It was halfway through my bleaching that I collapsed under the horror of what might have been and wept all over my colourist who must have questioned if I was in any fit state to do the big gig.

I saw my career turn to dust, I saw prison, I saw the Daily Mail headlines

Fortunately at 7pm sitting in a swanky Royal Festival Hall dressing room, I got a call from the tenants to say both had checked out fine at Kings and at last I could think about getting on that stage and doing my thing.

Looking back, all I can say is that it was a truly horrible, frightening start to the day, but the end was really rather fantastic. Relief is a really powerful emotion isn't it? Check your alarms folks, make sure the batteries are fresh; I've learnt my lesson.

BRIGHT HORIZONS

Ben Oakley's gallery has been designed to offer visitors a warm welcome

An old bakery in the centre of Greenwich is providing a colourful alternative to the stark minimalism of the capital's West End galleries

Words NIKKI SPENCER

I'm not a big fan of clinical white walls. That's for dentists and doctor's surgeries and I think it can be off-putting,' explains Ben Oakley, who runs his own gallery in a former baker's on the edge of Greenwich Market. 'Paint somewhere white and people are often afraid to step inside. This is much more homely and approachable.' After removing the bread ovens, Oakley stripped back the plaster to the brick and pulled down the fake ceiling, whilst keeping the original fireplace and a few remnants of the 1940s wallpaper.

'Leading artists like BP portrait winner John McCarthy have exhibited here because it's an interesting space, we give them more freedom and don't just see them as a cash cow,' Oakley adds.

After numerous shows last year, which included a joint exhibition by Greenwich-based artists Kim Tong and Yvonne Wayling, the gallery has now been turned into a nightclub, complete with flashing lights and a disco ball, for a group show called *Fablon*. It features the work of Woolwich-born Ray Richardson, who has been described by GQ as the 'Martin Scorsese of painting', fine art illustrator David Bray and contemporary artist Guy Denning, along with work by Oakley himself.

'They are all well established artists, the only chancer is me,' jokes Oakley, who started creating and selling his own work over 15 years ago after a period as an assistant director at Ridley Scott Associates, amongst others, in the film industry.

John McCarthy's work has been popular in Greenwich; below, Mona Osman's work that so impressed Charles Saatchi

'It's feast or famine in film so I started doing pop-up shows in disused spaces featuring my work along with other artists and it was so popular I decided to find somewhere permanent.'

The Ben Oakley gallery, which opened five years ago, is part of a burgeoning art scene in south east London, with so many artists, designers and creatives attracted by the affordable studio space at places like Thames Side Studios (formerly Second Floor Studios) in Woolwich, and in Deptford, where new studio space is opening at Anthology Deptford Foundry in November, adding to that already at A.P.T. and Cockpit Arts – and Peckham Levels could soon join that list (as you can read over the page).

In Forest Hill, Canvas & Cream, which was opened in 2012 by mother and daughter Joanna and Emily Gore as a restaurant and gallery with artists' studios, has caught the attention of prolific art collector Charles Saatchi, who bought the entire collection of artist Rafal Zawistowski before his private view and then snapped up a number of works by 24-year-old Goldsmith's graduate Mona Osman.

'More and more artists are coming here now instead of east London and also west London, ›

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Guy Denning's work will be on show at Ben Oakley this month

took a piece and I told him I would phone him if it sold. Three weeks later it did.'

For the last three years the gallery has been organising a charity project where they invite artists to customise small plaster models, called Phing Things, which they then auction off to raise money for St Christopher's Hospice in Sydenham. Last year they raised over £9,000. 'My dad passed away there and they were absolute angels so it's good to be able to give something back,' says Oakley. Whether it's charity or offering a way to enjoy the flourishing art scene of south east London, he's certainly giving plenty back.

Visit benoakleygallery.com

What is different about south east London is that we don't take ourselves too seriously

because of the facilities we have,' says Oakley. 'What is different about south east London is we don't take ourselves too seriously. People do what they do here because they love it, not to follow fashion. There's no pretence and we are a lot more straight down the line.'

Oakley and his fellow artists have clearly had fun producing the *Fablon* show, which features five artworks by each of them, all inspired by the life of a fictitious character Kevin Threesauds and his clubbing days. 'Being an artist can feel like the best job, but also the worst as it is often solitary, so it's great to collaborate,' says Oakley.

Previous group shows have seen them transform the gallery into a pub, a record shop, a bedsit and a boxing ring, all rather realistically. 'When it was a bedsit we had people coming in and wanting to rent it, and when it was boxing ring, a guy came in trying to buy boxing gloves!' recalls Oakley who is doing his bit to nurture the next generation of artists too.

'We had a 12-year-old called Fret exhibit a while back. He popped in to see a street art exhibition, asked if he could show me his work and came back accompanied by his mum and dad. It was good so I

Canvas & Cream has been catching the eye of the biggest names in art

ON A LEVEL

Just as this issue was going to print, the plans to convert Peckham's underused town centre car park into a pioneering cultural workspace have taken a major step forward. A lease has now been provided to Make Shift, giving the green light for construction to begin on the exciting new project, Peckham Levels. The result is that Peckham Levels is now planned to remain in place for six years, from when the doors open this coming summer until July 2023.

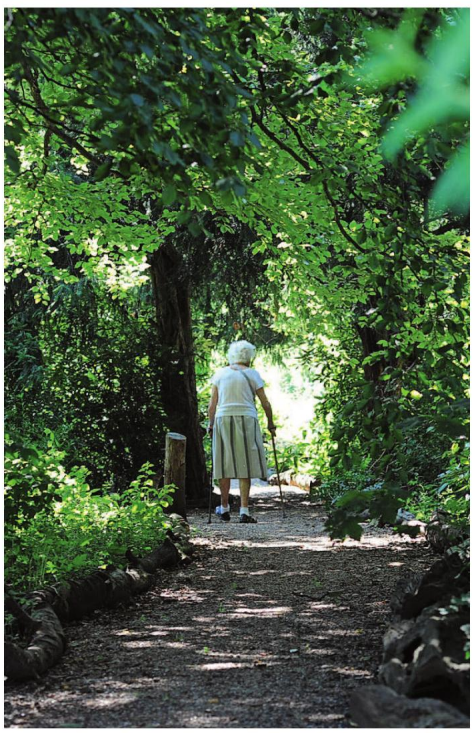
Over the coming months the empty structure of the car park will be transformed to house a mixture of creative workspaces including 50 private and shared studios, a handful of larger offices, shared making spaces, manual workshops, music rehearsal studios, print rooms and ceramics facilities. The site will also include open public spaces with food and drink outlets and a community café, an event and exhibition venue, and fitness studios. The alleyway that runs alongside the car park will be converted into a community garden and host regular markets. In total, the project will cover more than 90,000 sq ft and house a working community of up to 600 people.

While Southwark Council has been working on the lease arrangements, Make Shift has continued its outreach work in the local community. A steering group of local residents, business owners, community groups, arts organisations and council workers has been assembled and meets regularly to discuss the project. The Peckham Levels team has also been busy meeting potential operators, members, local community groups, charities and arts organisations to build relationships and discuss how Peckham Levels can partner with them in the future.

peckhamlevels.org

QUALITY *of* LIFE

Why Cullum Welch Court Care Home goes above and beyond for their residents



At Cullum Welch Court they understand that everyone is different and so they care for every one of their residents individually. They offer high quality residential care, nursing care, and dementia care, in particular for people from London and the South East.

They have excellent facilities. A beautiful wheel chair friendly sensory garden, which sits in the stunning 12-acre grounds of Morden College; Wi-Fi enabled private bedrooms and communal areas; An on-site café; Hair and beauty salon; A sensory room; And comfortable, recently refurbished lounges and communal areas to relax in, socialise, or simply watch TV in. And they have an outstanding staff who are professional, qualified and loving and who, because their staff to resident ratio is comparatively high, are able to more than pass the time of day with their residents.

They are particularly keen that their care for you is personal. To this end they will: Identify your personal interests; Enable you to keep as fit and mobile as they can using the experience of their on-site physiotherapist team; Ensure you are visited in a timely way by their retained doctor; Identify how you can remain as independent as possible; Enable you and your family to personalise your bedroom; Facilitate ways of keeping you in touch with family and friends; Understand your food preferences and dietary requirements; Introduce you to an active and fun social life, with companionship; And should you wish it, introduce you to their on-site Chaplain. And above all else they will keep talking, to you and to your family, so that as your needs change their provision of your care, clearly articulated in your Care Plan, can change also.

Cullum Welch Court is owned and run by Morden College, a charity that not only runs Cullum Welch Court, but also provides accommodation in the form of flats for independent or supported living for older people who are, mostly, in financial hardship. Morden College is situated in 12 acres of beautiful grounds on the most easterly edge of the heath, at Blackheath.

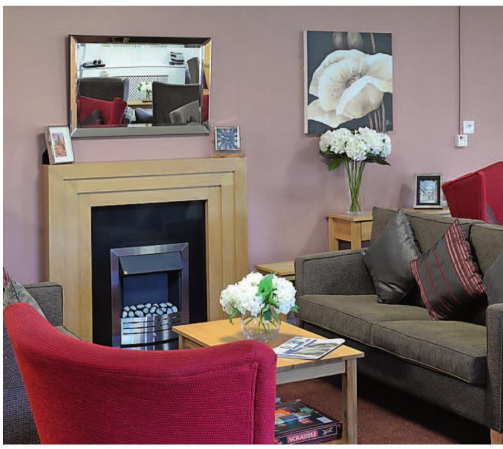
The College was founded in 1695 by Sir John Morden, principally back then as an alms house for merchant traders who had fallen on hard times. During the following 300 or so years the College has expanded both its accommodation from 40 bedsits around a Quadrangle to some 212 flats today in residences in both Blackheath and

Beckenham, and expanded also into providing care services for its beneficiaries.

Cullum Welch Court care home is the manifestation of those care services providing personal, nursing and dementia care, physiotherapy and a doctor's service. Morden College's beneficiaries living in the charity's independent and supported living accommodation have access also to their care services in Cullum Welch Court, but they also make room for direct entrants principally from London and the South East.

They are very proud of their care home. It has performed consistently to a high standard for a decade now; most recently under the new inspection regime granted 'Good' by the Care Quality Commission. The Regulator wrote of Cullum Welch Court: 'Staff treated people in a caring, respectful and dignified manner.'

If you are looking for residential care, or looking for care for someone you love, contact them on 020 8463 8399 and ask for Kate Gibson. Alternatively, e mail kate.gibson@mordencollege.org.uk



They are particularly keen that their care for you is personal

Cullum Welch Court offer superb facilities that keep their residents happy and entertained

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HOMES

{WHAT TO BUY AND HOW TO STYLE IT}

TIME SITS STILL

The design classics that we will never tire of

In this era of ever-changing technology, interior designers are our saviours. Some of the top names in the business are not interested in updating their style in a year's time, but creating something that you will love and cherish through the generations. Kara O'Reilly rounds up her favourite interior design classics this month on page 50, as well as adding a little colour to what's still a dull and gloomy winter month from page 40.

In the SHADE

Not many have brightened up south east London quite like Nimi Attanayake and Tim O'Callaghan, aka nimtim architects

Words MARK KEBBLE

When you are trying to get an idea or point across, it arguably helps when you have tested said idea or point on yourself. That's been a case in point for the duo behind nimtim architects – Nimi Attanayake and Tim O'Callaghan – and their Forest Hill home, which has undergone a whole host of design changes that have inspired, in part, some of their outside projects.

'One of the key things that has transferred over to our practice work is the idea that you can have a strategy for the entire house,' Attanayake explains, 'which can be implemented over a period of time, and this is something that we have helped devise for many of our clients in the past.'

MEGAN TAYLOR

'What has been interesting is that we didn't have the money – any money really – to do everything that we wanted to do, so through necessity we've had to make a series of small, incremental changes over time as and when funds became available,' O'Callaghan adds. 'This series of light touches has actually resulted in quite a fundamental change to the way the house works.'

Launched by O'Callaghan two and a half years ago – Attanayake joined the fort some nine months later – today nimtim architects have a team of five based in their East Dulwich office and are becoming renowned for their vibrant approach to architecture. Expect a friendly welcome here – right down to their dog Corbi – where there's an

The Yellow House in Herne Hill used subtle design touches to make the most of a limited budget

South east Londoners are very savvy and aware of the power of good design

emphasis on projects being about teamwork between nimtim and their clients. 'We're not precious about what a project should be or become and don't bring any preconceived ideas to the process,' says O'Callaghan. 'This means each project is unique and responds to the specific requirements of the client and their brief.'

The result has seen south east Londoners reap the rewards. 'Most of our projects have been located in south east London,' Attanayake says. 'It was a conscious decision to set up here, not just because we live here, but also because we recognised that it was an area with huge potential and was not as densely populated with architecture practices as, say, north and east London. We have made a lot of friends and our clients who live nearby work in diverse creative fields. They're very savvy and are also very aware of the power of good design to transform their homes and their lives.'

Their Forest Hill home aside, one project in particular stands out: the Yellow House in Herne Hill. 'That was a side and rear extension to a ground floor Victorian flat,' O'Callaghan takes up. 'The clients, who were in their late 20s, had a very limited budget. With them, we devised a strategy where we could provide an additional bedroom that could be let out and could help fund the rest of the project. The next challenge was to deliver an interesting and ambitious project on such a limited budget. We used masonry blocks that are normally associated with warehouse buildings and worked with the manufacturers to come up with unique cut blocks to frame the windows, before adding colour to the windows to create a bold and unusual look,' he explains.

The future, then, looks bright for nimtim architects. 'We have several projects starting on site early this year, which is very exciting,' Attanayake enthuses. 'There's also some very exciting projects in the pipeline including some new-build houses in and around south east London.' Best keep an eye on their Forest Hill home to see the shape of what's to come.

View their portfolio at nimtim.co.uk

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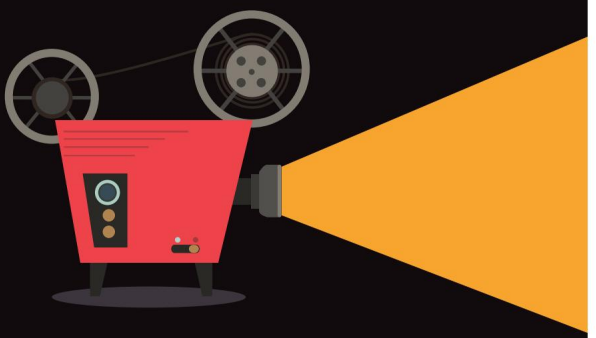

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If you are interested in contemporary craft – and, if not, why not? – then Collect is the fair to visit. Not only will you get an insight into the current craft scene worldwide (there are nearly 40 specialist galleries representing disciplines as varied as ceramics, bookbinding and silversmithing), but will be seriously tempted to invest in a piece or two. Add to that the fact that it is returning to the airy, light-filled surroundings of the Saatchi Gallery and taking up all three floors, means it is even bigger and better than before.
2-6 February, Saatchi Gallery, Duke of York's HQ, King's Road SW3 4RY; collect17.org.uk

SITTING COMFORTABLY?

I have a bit of a bias towards this chair as I am a bibliophile, but when I met its maker, James Baldwin, I was engaged by his enthusiasm. His Bookthrone came about when he was working with young offenders on finding jobs post-detention. British made, it stores 300 books. From £1,097 to order; baldwinjames.co.uk

HOMES *NOTEBOOK*

Kara O'Reilly rounds up the latest in interiors

Ooh la la

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Mini Trend
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Scott armchair in grass velvet, £599, made.com

Emerald velvet ottoman, £395, oliverbonas.com

Lady May three-seater sofa in Dusky Grass, from £1,989, sofaworkshop.com

Maurizio Pellizzoni at home with his dog Arthur

THE DESIGN EYE

The man behind some of London's most luxurious properties explains how it all began at his apartment in the heart of Lewisham

Words MAURIZIO PELLIZZONI

I originally came to London nearly 20 years ago to learn English and find a path for my life. I always knew I had a passion for design, but didn't know I was going to be where I am today. After the first few years trying out different things, I decided to go back to university to study Interior Architecture. At the end of 2017, I will celebrate my ten-year anniversary for my design practice, which started because I wanted to follow my passion for design and fulfil a desire to make everything more beautiful.

When I was looking for a property to buy 15 years ago, Lewisham was one of the few places I could afford, despite the advice of some of my friends to not set up home in the area. I spent time looking around and exploring what was around me. I visited 18 different apartments before finding the one that that became my home.

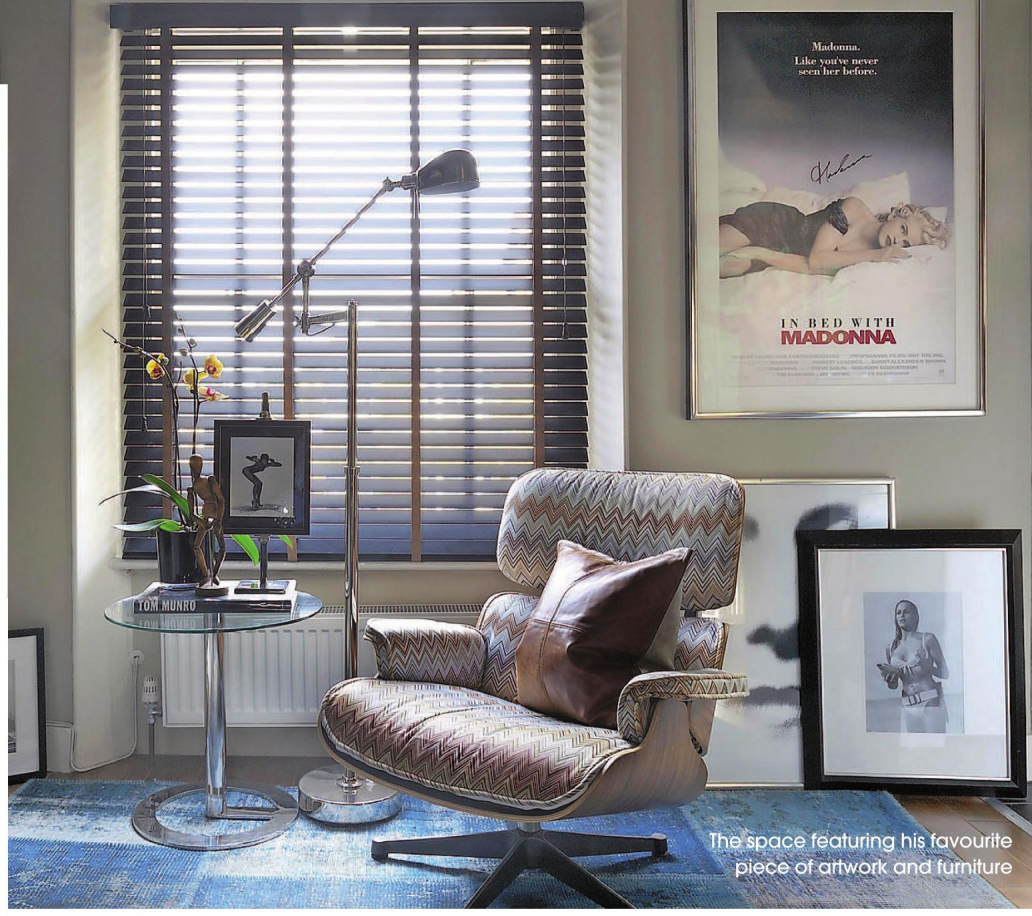
As part of my philosophy as a person and also as a designer with all of my projects, I always try to imagine the potential of a space and create a vision when visiting it for the first time. Before even making an offer, I did the same for this apartment and knew I was going to build into the loft and create an open plan living space. I have to say this has been one of the best investments too as the area has evolved into what it is today.

The whole apartment has my stamp on it and represents my style very well. It's an eclectic mixture of furniture and accessories that creates something modern, timeless and elegant. After working at Ralph Lauren for many years before and after my university course, I was part of the creative team and directed the presentation of collections in London, Milan and Brussels. I learnt to create a homely environment using layers to incorporate the life of the people living in it. The same ethos applies to the design of my apartment that I share with my partner Chris and our dog Arthur. Every time we travel somewhere, we always buy something to connect us to that place, which becomes part of our lives here in London.

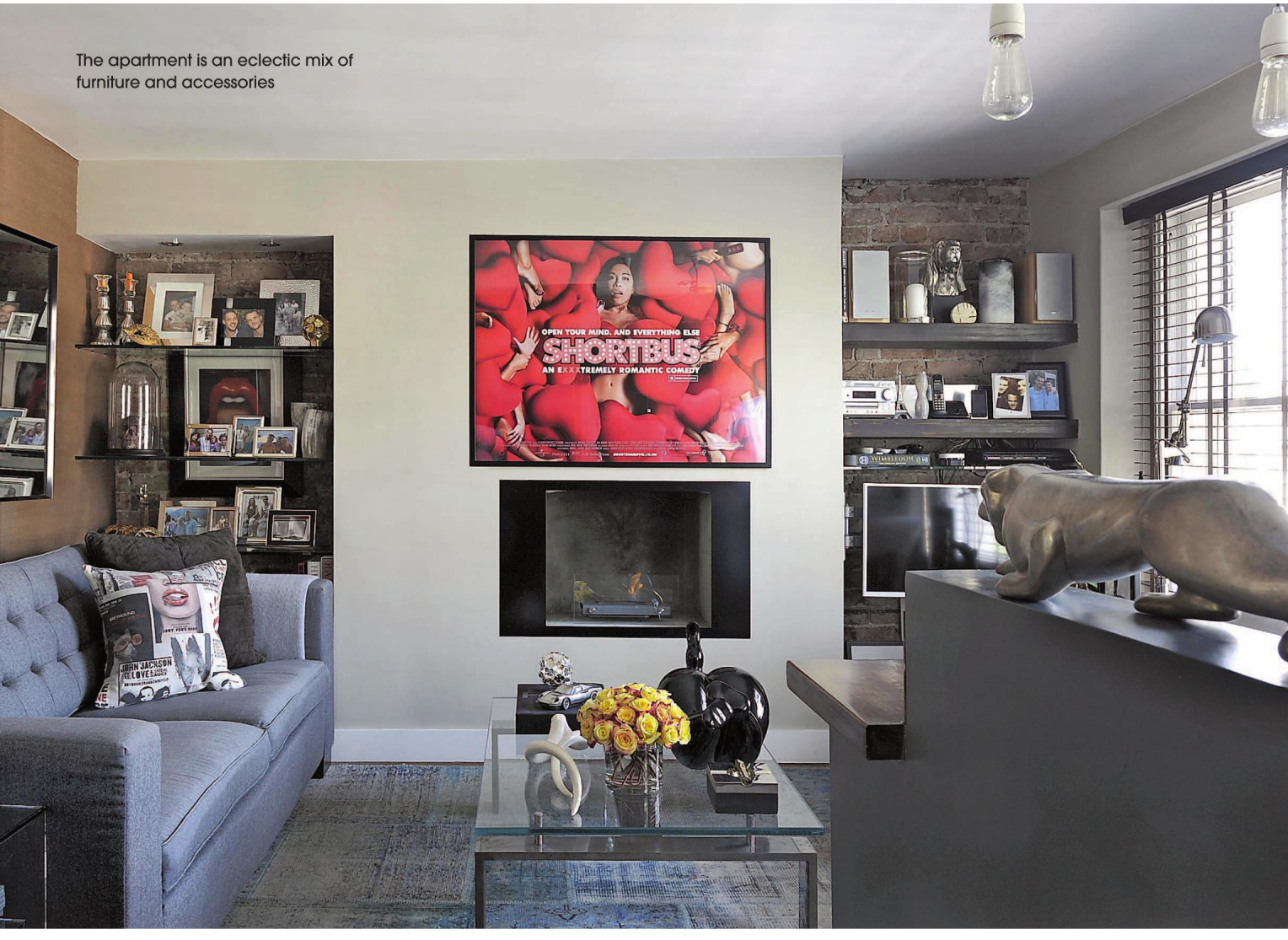
My favourite room is the open plan living area and, more specifically, the seating area by the window. The Charles Eames Lounge Chair is upholstered in Missoni fabric and is very comfortable, but also the best place to enjoy my morning coffee and sunrise.

For most of the apartment I used ceiling spotlights. I personally don't like ceilings full of ›

This has been one of my best investments as Lewisham has evolved into what it is today



The space featuring his favourite piece of artwork and furniture



The apartment is an eclectic mix of furniture and accessories

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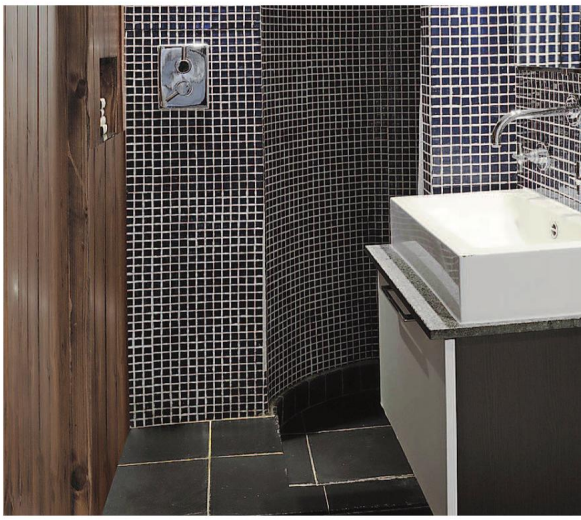
Pellizzoni has made the most of what space he had, building into the loft, and the design really showcases his style



spotlighting so I layered the lighting and added extra design pieces such as the Taccia Table Lamp, an iconic lamp in the history of Italian modern lighting design, and there's also a Ralph Lauren floor lamp next to the Charles Eames Lounge Chair that creates a great contrast. As with everything else in the apartment, including the lighting, each item has been carefully chosen to suit my lifestyle.

Accessories like flowers and artwork are very important to me and my interior design scheme. Those final pieces are usually the items that make the interior come alive and most of the time they add an extra feeling of luxury. My favourite piece is most probably the *In Bed With Madonna* artwork – it's an original poster signed by Madonna, which was given to me by my partner for my 40th birthday.

In total there are two floors. The main floor features the open plan living space, a guest bedroom and a bathroom. The loft is the master bedroom with plenty of storage space, which in London is always a plus! The whole apartment is an eclectic mixture of furniture and accessories that creates a modern living space for us.

Now more than ever Lewisham is up and coming and people know this borough for the same many good reasons that I liked it for originally. I live just a few minutes away from the shopping centre. There is so much happening around it and every day you see it changing. New cafés and restaurants are opening up here, but also some old places like the Model Market are coming back, which explores the history of this borough. It is extremely exciting to be part of this evolution and see Lewisham evolving and upcoming, putting its stamp on the map as a go to destination.

Maurizio Pellizzoni is Founder and Creative Director of Maurizio Pellizzoni Ltd; 020 7352 3887; mauriziopellizzoni.co.uk

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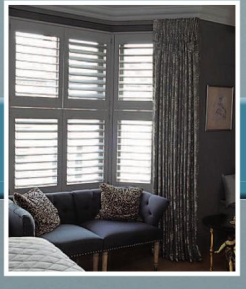

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GEOMETRY LESSONS
Create a modern mural effect by colour blocking geometric shapes in complementary paint shades such as these muted pastels.
Clockwise (from pink): Orchard Pink, Yes Your Honour, Skylon Grey and Graphite, all £39.50 per 2.5 litres matt emulsion, firedearth.com

COLOUR

Story
KARA O'REILLY

COOL CLOAKROOM
The smallest room in the house is a place where you can go to town with playful ideas as designer Niloufar Bakhtiar-Bakhtiari shows here. Contrasting shots of neon in the form of painted plaster frames introduce a light-hearted punch of colour.
Commissions upon request, nbbdesign.com

FRAMER'S ART
Draw attention to any architectural details in a space – think cornices, architraves, door frames and skirting – by picking them out in a dark colour. This also has the effect of 'framing' the room.
Architectural details in Jack Black; walls in French Gray pale and door in Cape Red, £38 per 2.5 litres Absolute Matt Emulsion; £54.50 per 2.5 litres Intelligent Eggshell, all littlegreene.com

OF CHOICE

Thinking of embarking on an interiors revamp? Then check out these eye-catching ways to create bold decorative effects

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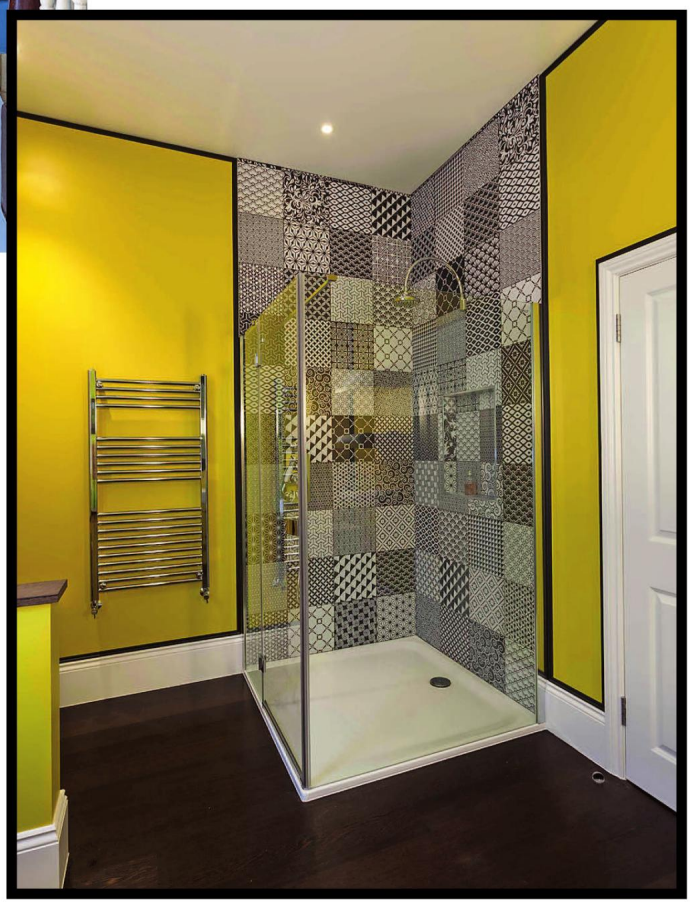

CLOCKWISE FROM ABOVE LEFT

STAIRWAY TO HEAVEN

Forget carpet; instead get creative by using paint effects up a staircase. This bold design features a Dove Tale floor with stripes added in contrasting colours of Babouche, Mahogany and Arsenic.

Floor paint, £59 per 2.5 litres, farrow-ball.com

GREEN HOUSE

Green is one of the on-trend colours for 2017, but give it a chic retro edge by pairing with ochres and tans.

Creeping Ivy and Dropped Pollen, £36 per 2 litres matt emulsion, both paintbyconran.com

ON THE TILES

Mis-matching patterned tiles in a similar colour palette is de riguer at the moment. Designer Mhairi Coyle used them in this bathroom as a way of defining the shower area and paired them with a punchy primary paint for greater impact.

Large Picasso monochrome patchwork tiles, £94 per sq m, alhambrahome.co.uk

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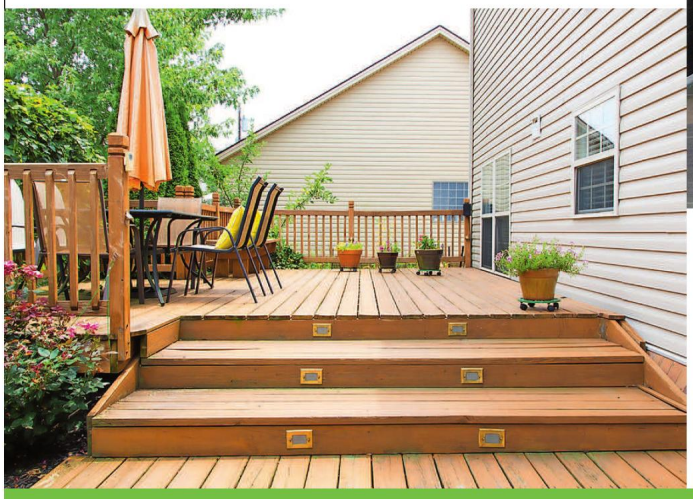

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CLOCKWISE FROM ABOVE LEFT

GO LARGE

Be brave and choose a single print, such as this over-sized botanical design, to make a real statement on a wall.
Peony Gray wallpaper from the Flora Sandbergica collection, £144 per roll (covers 135 x 270cm), sandbergwallpaper.com

SCALE IT UP

Many of the latest wallpaper designs feature bold patterns in large-scale repeats, meaning you don't need more than a few rolls to really ring the changes in a room as this Nina Campbell design shows.
Palmetto wallpaper from the Coromandel collection by Nina Campbell, £72 per 10m roll, osborneandlittle.com

HIDDEN DEPTHS

Interior designer Amelia Carter used a patterned wallpaper to add an unexpected shot of colour when this hidden tambour cupboard was opened for use.
Commissions upon request, ameliacarter.com

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IAN CHALK ARCHITECTS RIBA

Ian Chalk leads a small practice specialising in the design of new family homes and the refurbishment and remodelling of existing houses, particularly listed buildings. As a local resident, Ian is very familiar with the local housing stock and experienced in negotiating the planning rules and regulations that apply in London. The practice's key strength is in design and the team offers a direct and friendly approach.

See ianchalkarchitects.com or call 020 3780 7355 / 07785 973723

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A well designed extension makes life good, cooking in the kitchen a pleasure and socialising with friends and family special. If you have a terraced house you can open those dark corners and look onto the gardens and make use of disused alleys. As the sun is coming back to play, consider welcoming it back into a larger kitchen that is now the heart of most homes.

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Designer Drapes has been a family business for 30 years, offering the same high quality service; Ian and Judy Barrington

Drawing on experience

Judy Barrington on her husband launching Designer Drapes 30 years ago, the evolution of Penge and surviving recessions

Words MARK KEBBLE

What was your husband Ian Barrington's background before launching Designer Drapes in 1987?
Ian started working with curtains and fabrics in Brixton Market, learning about fabrics and nets. He quickly progressed to installing the curtains and rails for rental accommodation, then moved to Streatham as a curtain sales assistant and worked his way up to managing the store. An opportunity arose when he heard that Mr Dodd was retiring from his curtain store in Penge. He always wanted to run his own business and this was the opportunity he was looking for. He opened for business on 18 July, 1987.

Did he see a gap in the market?
Ian saw that people wanted more than just ready made items for their homes and were asking for a more personal service. The whole design concept was becoming more accessible to everyone.

Was there a particular time when things really started taking off for you?
Business built up steadily, every year improving on the previous year, even through the recessions. One piece of advice he was given was to not stop advertising in a recession – and that seems to be true.

How has Penge changed?
The business has always been based in Penge and we have seen a lot of change over the 30 years. Most of the other businesses have changed hands, and many have disappeared all together. Since the overground line was introduced, many new people have moved to Penge as now Canary Wharf and the City are easily accessible. We have a large community of young couples with families moving in as houses are still reasonably priced compared to Clapham and north London.

How do you feel to be reaching your 30th anniversary?
It's strange approaching our 30th anniversary as it doesn't seem possible we have been here so long!

How different is Designer Drapes today compared to 30 years ago?
Things are very different. Customers are more discerning and due to several factors, including the internet and the current recession, are much more price conscious. We still do the same basic things, in that we advise, measure, make and install curtains, blinds, tracks etc, but as times change, we have to change. Some years ago we started to supply plantation shutters and they are a large part of the business now. But we still offer the same reliable service.

163 High Street SE20 7DS; 020 8778 2114; designerdrapes.co

1

2

'A design classic embodies a sense of elegance and function that blends perfectly with other trends but can also stand alone as a prominent feature within the home.'
BRYONY SHERIDAN, HOME BUYER, LIBERTY

3

DESIGNS OF THEIR TIMES

Buying a piece of new furniture? Then invest in a design classic that has truly stood the test of time

Story
KARA O'REILLY

4

5

6

'A design classic should endure and whilst it should maintain a timeless quality, it should also have personality and character. It should be functional and fulfil its purpose.'
SIMON ALDERSON, FOUNDER 20:21

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'For me, a design classic is a beautiful, timeless piece which must be accessible in order to capture the attention of generations.'
SABINA MILLER,
HEAD OF BUYING, HEAL'S

12

13

1 Tom Dixon mirror ball, from **£285, tomdixon.net**
2 Rimini Blu lion figure by Bitossi, **£39, libertylondon.com**
3 Sunburst clock by George Nelson, **£239, vitra.com**
4 Arco light by Achille Castiglioni, **£1,670, flos.com**
5 Alvar Aalto Collection vase, from **£49, iittala.com**
6 Reclining chair by Robin Day, from **£1,512, twentytwentyone.com**
7 Anglepoise® Original 1227 Desk Lamp by George Carwardine, **£185, anglepoise.com**
8 9091 Kettle by Richard Sapper, **£180, alessi.com**
9 Themes & Variations plate (No 122) by Fornasetti, **£200 from a selection, amara.com**
10 DCW chair by Charles and Ray Eames, **£340, heals.com**
11 Swirl hand-knotted wool rug by Paul Smith, **£985 per sq m, therugcompany.com**
12 PH3½-3 pendant by Poul Henningsen for Louis Poulsen, **£625, skandium.com**
13 Stelton EM77 1 litre vacuum jug in Dusty Blue by Erik Magnussen, **£59.95, ariashop.co.uk**

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This elegant, functional floor lamp with a conical shade and gently curved brass stem is inspired by Vietnam. It's the perfect addition to your favourite reading chair.
Jonathan Adler Indochine Floor Lamp, £647, shopstyle.co.uk

LIGHT AWAY

Brighten up the neglected, dusty corners of your home and put yourself into the spotlight with modern floor lamps and lighting

Words MADELEINE HOWELL

MID-CENTURY VIBES
This stylish handmade brass lamp with aluminium shades has three diffusers, each one adjustable in direction. With its graceful stance and clean lines, it's a purchase that will project soft washes of light into any room in the home. Sometimes, it's the simple additions that make a difference.
Delightfull Evans Floor Lamp, £3,278,.88, beaut.co.uk

FREE AS A BIRD
We love the birdcage-esque effect of this freestanding light fitting, available in two sizes. It's made with wire and a metal base, and finished with black paint for a vintage look. Visible through the bars, the bulb creates an atmospheric, industrial ambience.
Large Ava Floor Lamp in Black, £395, oliandgrace.co.uk

WELCOME TO THE IRON AGE
This chic, angled floor lamp with a rust metal finish is the epitome of urban elegance. It's crafted in cast iron and pressed steel by the team at Industrial By Design, who pride themselves on using raw materials to lovingly handmake their products. It's a style which lacks pretension, but that is visually appealing nonetheless.
Industrial Angle Poise Floor Lamp, £200, notonthehighstreet.com

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GUY AWFORD

Not planned for Valentine's? Here's a quick and easy recipe to save the day

The ability to knock up a delicious chocolate mousse is a very useful thing to have in your culinary repertoire. What's more it takes no time to prepare, so it's perfect for an impromptu Valentine's treat.

The success of the mousse lies in the quality of the chocolate and the stability of the whisked egg whites. Choose a good quality dark chocolate with a minimum 60% cocoa solids. Whisk the egg whites, which can be pasteurised to avoid any issues using raw egg might bring, with the lemon juice until soft peaks are formed. At this stage add the sugar and continue whisking until the egg whites are stiff. You have reached this stage when stiff peaks are formed when the whisk is removed. Don't whisk beyond this stage or the egg whites will collapse.

A third of the egg whites can now be whipped into the melted chocolate. This will loosen the mix and make it easier to fold in the remaining egg whites. Carefully fold in the remaining whites with a large spoon until all the egg white is incorporated into the chocolate. Don't overmix or you'll knock out all the air and the mousse will be heavy.

As both the mousse and the Bailey's cream have a very soft texture, it's a good idea to sprinkle on something with a bit of crunch such as praline or honeycomb for the perfect final flourish.

theguildfordarms.co.uk

TOP TIP

You must initially whisk in the bicarbonate of soda to the caramel, but it's vital to stop whisking once the honeycomb has expanded or you will knock out the air.

CHOCOLATE MOUSSE WITH BAILEY'S CREAM & HONEYCOMB

- **Serves 4**
- **Preparation time: 20 mins**
- **Cooking time: 10 minutes**

180g dark chocolate
8 egg whites or 240g pasteurised egg whites
Squeeze of lemon juice
50g caster sugar
100ml whipping cream
A splash of Bailey's
2 teaspoons honeycomb

1 Melt the chocolate in a large bowl suspended over a pot of simmering water. Whisk the egg whites and lemon juice to soft peaks. Add the sugar and whisk to stiff peaks.

2 Working quickly whisk 1/3 of the egg whites into the chocolate.

3 Very gently fold in the remaining egg whites. Pour into glasses, cover and leave in the refrigerator to set for a few hours.

4 To make the Bailey's cream whip the cream to soft peaks & then drizzle in Bailey's to taste.

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TUDOR BARN

Words VICTORIA PURCELL

Enjoy hearty dishes like steak with triple-cooked chips or roasted cod loin with pancetta

It is an age since I visited Tudor Barn in Eltham, and I'd forgotten how utterly charming it is, with it's heavy studded iron door, dark-stained wooden ceiling beams, huge fireplace and the wonky, warped passageway that leads to the ladies' loos. The 16th century Tudor barn, the only one of its kind in London, is a popular wedding venue, but it's also shaping itself up as a great local pub and restaurant, thanks to a recent makeover.

That lovely character remains, but the bar area has grown to accommodate more locals who have called in for a pint or a bite to eat from the gastropub-style bar menu. The furnishings are stylish and relaxed, dominated by a high-backed silver banquet, paired with a sage-green banquet and Eames-esque dining chairs in padded brown leather.

Things were a little quiet on a Monday evening in January, so we were seated in the bar rather than the restaurant area, where things were a little more convivial. But we still dined from the restaurant menu. Cheeky. We started with the smoked Applewood and ham hock croquettes served with toffee apples and a delectable twice-baked cheese soufflé that was light as air in the middle with a crispy top, served with curly endives and ruby chard in hazelnut vinaigrette and maple-roasted baby onions. Next, he had the 8oz chargrilled rib-eye steak that was beautifully cooked and perfectly seasoned – really very good – served with triple-cooked chunky chips that dip very well into the peppercorn sauce.

I opted for a roasted loin of cod, served on a butterbean, chorizo and cherry tomato stew and topped with crispy pancetta. The cod was lovely, the chorizo plump and juicy and the pancetta crispy, but I pushed most of my butterbeans and cherry tomatoes to the side as it all started to feel a little heavy. Perhaps the lighter options are reserved for the spring menu, but if it's hearty winter food you want, I hear the chargrilled lamp chop is excellent, and they also serve a chateaubriand to share... Next time!

COST
£50 for two, excluding drinks

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WHAT TO EAT...
The steak, although they do a very popular Sunday roast

WHAT TO KNOW...
The Tudor Bar also serves an unlimited afternoon tea

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16 Winchester Walk SE1 9AQ; thehawksmoor.com

FOOD *NOTEBOOK*

Big names head to south east London

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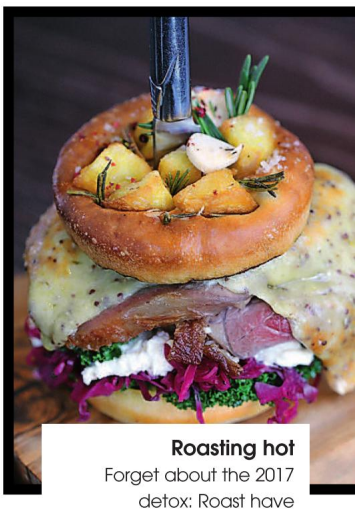
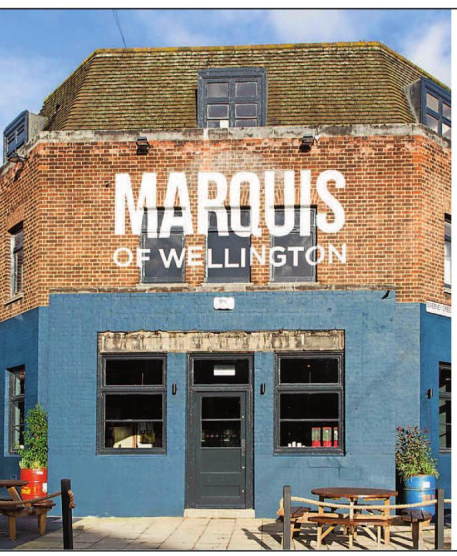


Roasting hot
Forget about the 2017 detox: Roast have launched their own ultimate burger. Layers of carved tender Welsh Black roast beef will be stacked with melted ale and mustard cheddar, curly kale and pickled red cabbage, all sandwiched between a roast potato, rosemary and garlic bun.
Stoney Street SE1 1TL; roast-restaurant.com



Pints, pizzas and pop-ups
The first ever British street food takeover has landed. Step out from the shadow of The Shard and slip away from The Thames to find the Marquis of Wellington. Each week, new traders will be popping up next to the venue, serving up the very best of British street food to locals. Also don't miss the Marquis of Wellington's own menu, which features perfectly cooked pizzas.
21 Druid Street SE1 2HH; marquisofwellington.co.uk

FRESH ARRIVAL

Following the success of Motu Indian Kitchen's first site in Battersea, which opened in October 2016, the Sethis – the family behind Michelin-starred Gymkhana and Trishna – have launched a second site in Camberwell. Motu delivers refined versions of ever-popular British Indian takeaway classics. See more at motuindiankitchen.com

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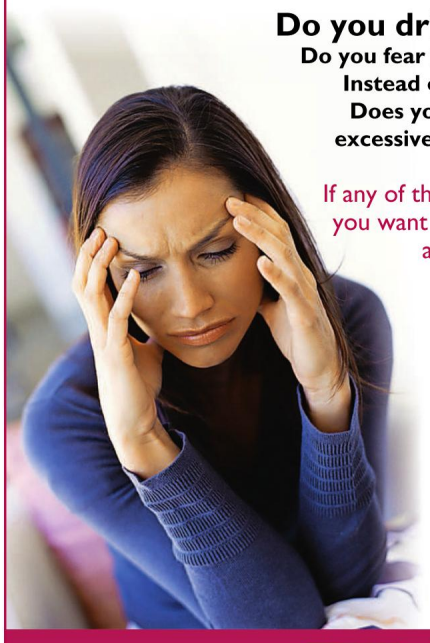

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We're all for travelling far and wide in pursuit of London's best studios, but nothing made us happier than HotPod Yoga opening a second outpost in the heart of Notting Hill. HotPod offers a supercharged yoga experience, with relaxing flow classes taking place in inflatable, dimly-lit pods heated to 37 degrees. 1A Great Western Road W9 3NW; hotpodyoga.com

Playing it straight

Struggling with unruly or frizzy hair? The Curious Comb's permanent straightening system can make your dream come true: straight, frizz-free and shiny hair that is easy to manage. They have different formulas available to match all hair types whilst preserving the condition and integrity of the hair. Find out more about Momoko at The Curious Comb. **5-7 Hazel Lane SE10 9FZ; 020 8853 8282**

HEALTH & FITNESS *NOTEBOOK*

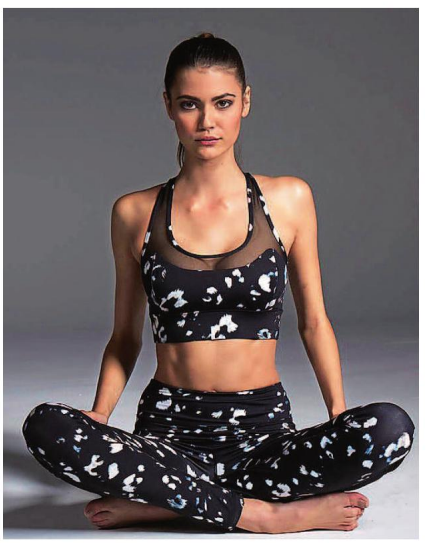
Shona Wallace's latest wellbeing round-up

BEAUTY EDITOR'S PICK

Created by Californian hair stylist Jen Atkin, OUAI Haircare is all about perfecting that effortlessly chic, undone look. The packaging is oh-so stylish, but it's what's inside that counts – the lightweight Smooth conditioner is a saviour for parched winter hair, leaving it super shiny. panachecosmetics.com

The Sports Edit

Boasting a curated edit of activewear, The Sports Edit in Chelsea is our new go-to for ultra-cool kit. They've got all the big names, but it's the new, niche brands we're most excited about, particularly Varley. Already a hit among fitness influencers, Varley's signature leggings and mesh-panelled sports bras are second to none. **See more at thesportsedit.com**



3 of the best VALENTINE'S CANDLES

LOVE IN BLOOM: Fornasetti Ortensia Scented Candle, £115 at harveynichols.com

LIPSTICK ON HIS COLLAR: Byredo Loose Lips, £50 at byredo.com

SWEET NOTHINGS: Lola's Apothecary Orange Patisserie Candles at £36 at Content, 14 Bulstrode Street W1

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Charity No 1152348

Nicky Elliott creates food that tastes great and is actually good for you too

NATURAL SWEETENER

Nicky Elliott bakes sweet treats that are nutritious and delicious – and delivers them straight to your door

Words TRISH LESSLIE

It all began in Nicky Elliott's Herne Hill kitchen. As a mum with two young sons, the Cordon Bleu-trained chef was keen to reduce her kids' sugar intake. She started by experimenting with alternatives to the sweet stuff in her baking. 'I then found out I was gluten and dairy intolerant, so I began recreating traditional recipes without using these allergens for a healthier twist,' she says.

Coconut Blossom nectar, raw honey, date syrup and maple syrup quickly became her star ingredients, bringing sweetness while delivering valuable nutrients. And so The Conscientious Cook was born, a fabulous guilt-free range of made-to-order cakes, snacks and treats created with Elliott's innovative recipes using the best ingredients in their most natural state. 'We avoid all refined ingredients, especially sugar, replacing them with seasonal, organic food, ancient grains, raw and super foods that all have amazing and beneficial effects on the mind and body. We don't compromise on delicious flavours,' Elliott assures. 'We just make delicious treats in a way that is better for you.'

As well as private clients – the majority of which are London-based – The Conscientious Cook also supplies some great local cafés, like F Mondays on Brixton Hill and Dalhousie in Crystal Palace. The Conscientious Cook can also create bespoke menus for special occasions and has catered for a whole range of luxury brands including Jimmy Choo, Jurlique Skincare, the Liz Earle Beauty Co and Louis Vuitton.

Everything has a positive nutritional benefit, not empty-calorie quick fixes

Taster Boxes containing such sweet treats as Cashew Butter Cookies with Sea Salt, Multi Millionaire Cashew Bars, Cashew Butter Blondies and Beetroot & Date Syrup Brownies are among the bestsellers. 'Everything in the selection – and our entire range – has a positive nutritional benefit, not empty-calorie quick fixes that actually deplete your energy resources and can be detrimental to overall health,' says Elliott, who employs the services of an overnight courier company to deliver nationwide – or delivers by bike to local customers.

Elliott has lived on the North Dulwich/Herne Hill border for eight years with her husband and two sons, now aged eight and 11. 'They're my chief tasters,' Elliott says of her family. 'Everything I cook has to get their approval before making the website.' Having consumed an entire Taster Box ourselves, we're pleased to report that the Elliott family is impeccably discerning.

Find out more at theconscientiouscook.co.uk

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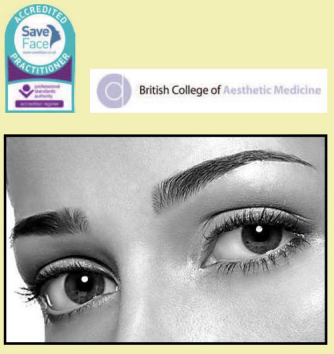

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BEST PRACTICE

A new year means students all over London will be starting to prepare for forthcoming exams. Help is at hand...

Words BELLA AUDSLEY

AHEAD OF AN EXAM

Visualisation
This is a powerful psychological technique that can be used to enhance positive feelings and diminish the negative ones. This strategy is employed for many purposes, particularly with sports players and performers who are working towards a specific goal. In the context of exams, you can imagine a positive outcome where you see yourself achieving success.

Practice, practice, practice
Getting used to exam technique is an invaluable way to prepare for exams. Managing your time effectively and writing for long periods under timed conditions are skills that require training. Handwriting requires you to use muscles and, if not properly exercised, can tire easily. You want to be able to focus on answering the questions, not your hand cramping! One of the most important areas to focus on is making sure you practice your timings and when to move on to new sections of an exam.

Facing fears
It can be helpful to confront some of your concerns about the exam by making a spider diagram that identifies a solution for each fear or worry.

The power of sleep
A good night's sleep before the exam is essential, however it is also important to establish a sensible pattern and routine in the lead up to the exam. On average, children and teenagers aged between seven and 18 years of age require 9-10 hours sleep a night.

Bring the necessary materials
Having your pencil case and bag packed before going to bed avoids panic the next day and allows you more time for a calm breakfast.

DAY OF THE EXAM

Sunny side up
A healthy breakfast helps to set students up for success. Last year, an Australian survey of teachers revealed that skipping breakfast can cause students to lose two hours of learning a day due to the lack of concentration. Porridge is a hearty and nutritious option in winter. Try to include some protein in there as well: eggs are a fantastic way to start the day.

Manage your time
Keeping a watchful eye on the clock will allow you to ensure that you have enough time to answer all the questions.

Read each question as carefully as possible
Students can often miss out on marks because they have overlooked key details or misread instructions. It is a good idea to highlight or underline key words in the question.

And breathe
Mindfulness can provide students with the tools to reduce anxiety and improve concentration through simple breathing and meditation exercises.

Good luck!

Bella Audsley is part of the Enjoy Education team, specialists in bespoke exam preparation. For more visit enjoyeducation.co.uk or call 020 7352 8800

NIHIL SINE DEO

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IAPS co-educational school for 3-11 years

Overlooking Blackheath and set in five acres of beautiful grounds, this leading prep school offers an outstanding education.

Regular open mornings are held throughout the term when you can come and join us on a normal working day.

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Wednesday 8th March 9.30-11.00

Tours of the school are held on Tuesday mornings
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email: admissions@rosemeadprepschool.org.uk
www.rosemeadprepschool.org.uk

Herne Hill School

Love • Care • Excellence

Independent co-educational Pre-Prep & Pre-School
2–7 years – founded 1976 – member ISA

Open morning

Saturday 11th March 2017, 10am-12.30pm

Visit our school

- See why our grounds and facilities are ideally suited for young children
- Experience a taste of our uniquely happy and friendly atmosphere
- Meet our dedicated, expert team
- Appreciate why we are the perfect setting for Early Years education

We look forward to meeting you!

www.hernehillschool.co.uk
enquiries@hernehillschool.co.uk
020 7274 6336

The Old Vicarage
127 Herne Hill
London SE24 9LY

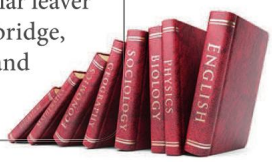
HERNE HILL SCHOOL
LOVE CARE EXCELLENCE

Our aim is to anchor a 21st century education within the illustrious history of the oldest school in the country, dating from 597 AD. A King's education rests on the simultaneous pursuit of academic and co-curricular excellence.

The King's School
Canterbury

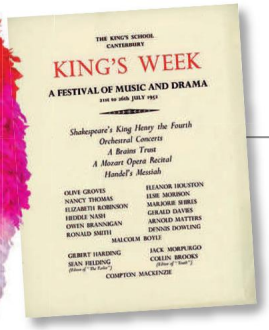
Situated in a UNESCO World Heritage Site within the Precincts of Canterbury Cathedral, the setting, by its very nature, creates a spiritually aware, historically informed and aesthetically appreciative community.

The King's education is based upon strong academic roots. It emphasises and relies upon what is best in traditional independent school education, namely scholarly excellence supported by a caring pastoral and tutorial system. The most popular leaver destinations are Oxford and Cambridge, the Russell Group of Universities and colleges in the USA.



Over twenty sports are on offer from Rugby and Hockey, to Fencing and Equestrianism with most pupils representing the school in inter-school fixtures.

King's Week is a unique festival of music, drama, art and recreation that has been held every year in the last week of the Summer Term since 1952. Over 80 events ranging from jazz to dance, plays, lectures and recitals attracts thousands of visitors.


THE KING'S SCHOOL
CANTERBURY

KING'S WEEK

A FESTIVAL OF MUSIC AND DRAMA

Shakespeare's King Henry the Fourth
Orchestral Concerts
A Brains Trust
A Mozart Opera Recital
Handel's Messiah

OLIVE GROVES
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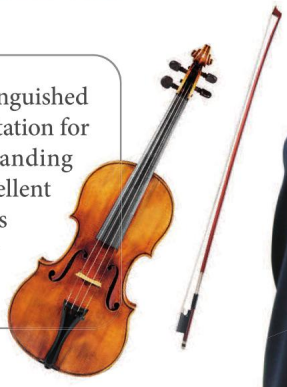
ELIZABETH ROBINSON
HEDDLE NASH
OWEN BRANNIGAN
RONALD SMITH
ELEANOR HOLSTON
ISME MORRISON
MARJORIE SHILES
GERALD DAVIES
ARNOLD MATTERS
DENNIS DOWLING
MALCOLM BOYLE
GILBERT HARDING
JEAN FIELDING
(Editor of "The Tatler")
JACK MORPURGO
COLLIN BROOKS
(Editor of "Punch")
COMPTON MACKENZIE

Music at King's has a distinguished history with a strong reputation for performances of outstanding quality and variety. Excellent facilities and generous awards are available for outstanding musicians.



OPEN DAYS - 13+ Entry - Saturday 11th March, Saturday 17th June

Sixth Form Entry - Saturday 29th April, Saturday 7th October

www.kings-school.co.uk

THE BEST PREPARATION

Alleyn's Junior School has made its way into the top ten of the 'Top 100 Independent Prep Schools' Sunday Times list, one of only three co-educational schools across the UK to do so. Alleyn's Junior School Headmaster, Simon Severino, adds: 'The sort of holistic education that we offer is so much more than just statistics. Happy boys and girls achieve high standards.'

Townley Road SE22 8SU; 020 8557 1500; alleyns.org.uk

Calm in the class

Bickley Park School in Bromley is aiming to give its pupils the best possible start in life both academically and mentally after launching mindfulness sessions for its youngest students. The calming lessons were introduced for five to seven-year-old pupils to give them a chance to take time out from the busy school day, giving them a foundation to develop good mental health.

14 Page Heath Lane BR1 2DS; 020 8467 2195; bickleyparkschool.co.uk

EDUCATION *NEWS*

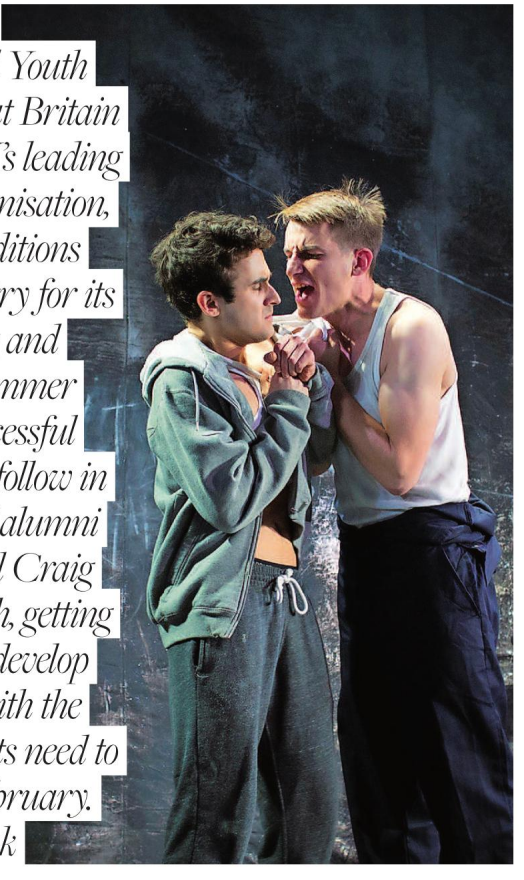
The latest success stories from our schools

Sound sense

Dulwich College held its annual Upper School Symposium recently, taking as its theme 'Sound'. All Sixth Form boys and peers from The Charter School came together for an exciting off-timetable day of workshops, talks and live performance. Highlights included music from top jazz trumpeter Mark Armstrong; a talk by journalist Miranda Sawyer on the subject of 'how can music change a city's sense of belief?'; and sound designers Paul Weir and Gareth Fry discussed how audiences can be tricked and manipulated in film.

Dulwich Common SE21 7LD; 020 8693 3601; dulwich.org.uk

The National Youth Theatre of Great Britain (NYT), the UK's leading youth arts organisation, is holding auditions across the country for its 2017 acting and backstage summer courses. Successful applicants will follow in the footsteps of alumni such as Daniel Craig and Matt Smith, getting the chance to develop their talent with the NYT. Applicants need to apply by 6 February. nyt.org.uk



Bishop Challoner School Shortlands

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Open Morning

Saturday 11th March 2017

9.00am -1.00pm

Headteacher speaks at 10.00am & 11.30am

Scholarships Available *Welcoming All Faiths*

www.bishopchallonerschool.com to pre-register

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Regeneration stats taken from southwark.gov.uk.

PROPERTY

{SE LONDON'S MOST DESIRABLE HOMES}

DOWN BY THE RIVER

A beautifully designed three bedroom apartment

This is a wonderfully presented south west facing, 7th floor apartment situated within a modern river front development. The interior truly is impressive, with high quality finishing, wood flooring, views of Greenwich Park and the Deptford Creek and a secure allocated off street parking space.

Victoria Parade SE10 – £2,250pcm with Conran Estates: 020 8312 8312; conranestates.co.uk

LANGFORD RUSSELL
The Partnership

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Sales

Beckenham £1,200,000 F/H

This elegant 1930's family home boasts an impressive 2,196 sq ft of accommodation and occupies a generous plot on one of Beckenham's finest tree lined roads. With local amenities and transport links close by, this substantial five bedroom property will surely make an ideal family home. Energy Efficiency Rating E.

BECKENHAM 020 8663 4433

Bromley Common £1,300,000 F/H

A truly stunning example of a period home transformed into a modern masterpiece. Measuring approximately 2,900 sq ft, backing onto farmland and located on the prestigious 'Bromley Common'. The internal layout is practical and contemporary, with every detail having been carefully considered and every need catered for. Energy Efficiency Rating C.

BROMLEY 020 8315 5544

Lettings

Beckenham £2,200 PCM

Luxury two bedroom apartment in the beautiful gated development of Langley Park. The property offers two double bedrooms, two bathrooms, lovely fully fitted kitchen with appliances, two balconies leading from both bedrooms, lounge and kitchen with outstanding views of the grounds. Available now and offered unfurnished. Energy Efficiency Rating C.

BECKENHAM 020 8663 4433

Bromley £2,200 PCM

Semi detached house located in Bromley South. Comprising spacious lounge with feature fireplace and bay window seat with storage, fitted kitchen, separate dining room with patio doors leading to a spacious conservatory and rear garden. Upstairs are two double bedrooms, large single bedroom and modern bathroom suite. Offered unfurnished and available March 2017. Energy Efficiency Rating D.

BROMLEY 020 8315 5544

Sales

Chislehurst £5,500,000 F/H

Sumptuous six bedroom detached home completed in 2008 and built to the highest of specifications, Stable House is a truly superb home offering a wealth of accommodation arranged over approximately 11,000 sq ft. Located on this prestigious private road just half a mile to the high street and Chislehurst Station. Energy Efficiency Rating B.

CHISLEHURST 020 8295 4900

Chelsfield £1,895,000 F/H

Newly built five/six bedroom, five bathroom luxury detached home, set on one of the most sought after roads within the prestigious private estate 'Chelsfield Park', offering over 5,000 sq ft of spacious living accommodation. Created by Silverstone Homes, the property has been designed with modern living in mind. Energy Efficiency Rating B.

LOCKSBOTTOM 01689 882 988

Lettings

Bromley £5,500 PCM

Farmside is this beautifully presented seven bedroom period property, situated on one of the most sought after roads in Chislehurst. Located close to transport links and reputable schools, this property is ideal for professionals working in central London looking for a village escape. Available now and offered fully furnished. Energy Efficiency Rating D.

CHISLEHURST 020 8295 4900

Bromley £1,700 PCM

Smartly refurbished and extended three bedroom Edwardian terraced house, located on a popular road near to well reputed local schools. The property has been styled to offer tastefully presented accommodation and is located within 0.5 miles to Bickley Station providing excellent services into London Victoria and Blackfriars. Available now and offered unfurnished. Energy Efficiency Rating D.

LOCKSBOTTOM 01689 882 988

Sales

Orpington £1,500,000 F/H

Built circa 1901, this truly unique early Edwardian home has had no expense spared by the current owners in returning the property to its full former glory. The property has been renovated throughout to create a contemporary home with an eclectic feel, whilst still incorporating many original features. Energy Efficiency Rating E.

ORPINGTON 01689 661 400

Shirley Hills £1,375,000 F/H

Fabulous extended seven bedroom, four reception room, detached family home, offering 3,344 sq ft of beautifully proportioned and well-presented living accommodation. Set on one of Shirley Hills prime roads in an idyllic location with the garden backing onto Shirley Park Golf Course. Energy Efficiency Rating E.

WEST WICKHAM 020 8432 7373

Lettings

Locksbottom £1,350 PCM

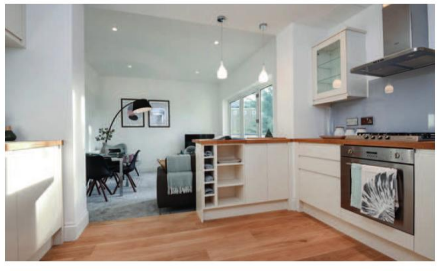
Stunning two bedroom, two bathroom penthouse apartment situated within a converted school house in the heart of Locksbottom. Comprises modern fitted kitchen, impressive living area, additional storage space and in the catchment area for good schools. Offered unfurnished and available the first week of February 2017. Energy Efficiency Rating D.

ORPINGTON 01689 661 400

Shirley £2,300 PCM

Immaculate four bedroom, two bathroom semi-detached family home set on a quiet road in the much sought after south side of Shirley. The property is ideally situated for good local primary and secondary schools and bus routes to East Croydon Station providing direct access into London Victoria. Available end of February 2017 and offered unfurnished. Energy Efficiency Rating E.

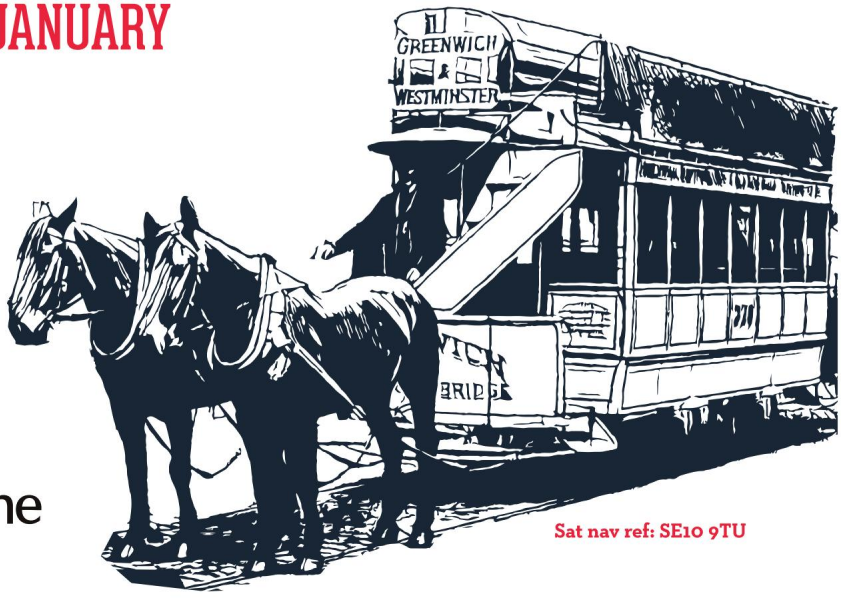
WEST WICKHAM 020 8432 7373



LAUNCHING SATURDAY 28TH JANUARY

7 unique apartments forming part of this historic building in the picturesque location of Greenwich, SE10.

Tramway House is a unique selection of only seven 1, 2 & 3 bedroom apartments with private terraces and finished to a high specification in a stunning and beautifully restored building c. 1890.



eastgreenwich@johnpayne.com
020 3846 1414
johnpayne.com

John Payne

Sat nav ref: SE10 9TU

Greatness Mill

SEVENOAKS

LAUNCHING SATURDAY 4TH FEBRUARY

WELCOME TO GREATNESS MILL

A stunning collection of 1& 2 bedroom apartments and 3 & 4 bedroom houses offering superb family accommodation. Located close to the market town of Sevenoaks, the development is within walking distance of Bat & Ball mainline station, providing an easy commute into Central London.

There are also several popular schools nearby, making this an ideal location for young professionals and families.

Apartment prices from £269,995
House prices from £499,995

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*Subject to terms and conditions

Help to Buy Example:

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Government loan: **£53,999**
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Mortgage amount: **£202,496.25**

3 bedroom house: **£499,995**
Government loan: **£99,999**
Deposit amount required: **£24,999.75**
Mortgage amount: **£374,996.25**

Sat Nav Ref: TN14 5BX

RAJ TANNA

SENIOR BRANCH MANAGER, ALEXANDER CHARLES & BROWNE

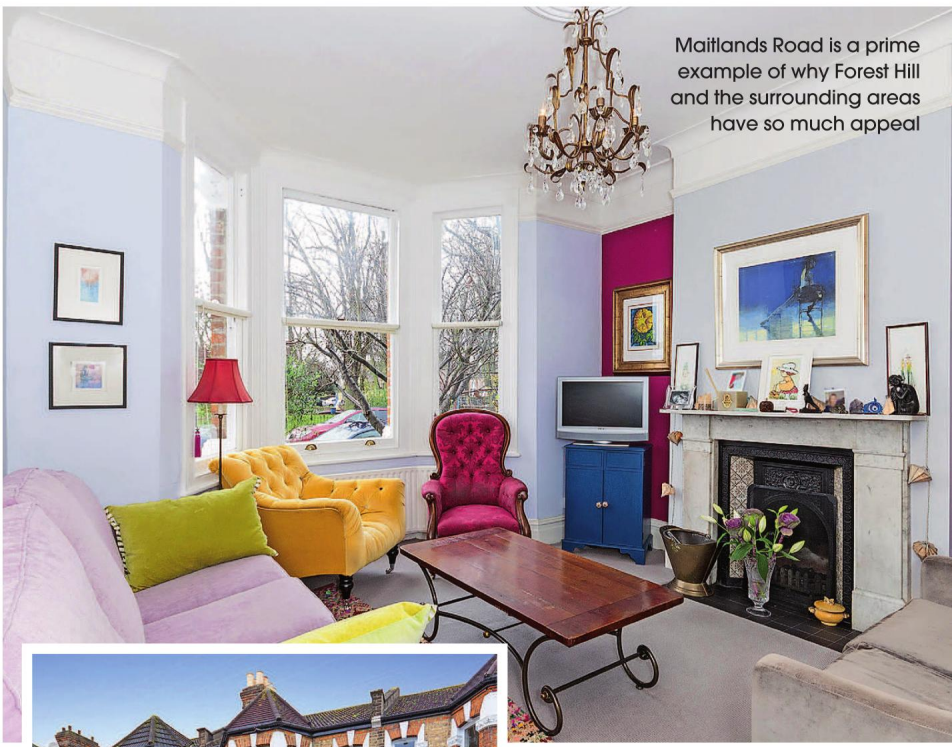
Why there's nothing that beats Forest Hill

Having lived in Forest Hill for 28 years, it holds a truly special place in my heart. I've been lucky enough to have gone to school, grown up and socialised in an area I truly love.

I have also spent 14 years selling property in SE23 and the surrounding areas. During that time, I was fortunate enough to have seen some amazing homes (I have been involved with a sale on pretty much every road in SE23). The properties I have dealt with range from Grade II listed houses in Honor Oak Rise, the variety of properties with stunning views on the Tewkesbury Lodge estate, the individual Christmas houses on Perry Vale, to the Victorian houses and conversion flats, along with the Art Deco apartments in Taymount Grange, which give you a feeling of being in a Agatha Christie Poirot novel. Forest Hill has some of the most diverse properties I have dealt with in my career. That is why I love the area as much as I do.

I remember in the late 90s and early 2000s clients asking me on a regular basis what impact the Overground would have on prices in the area. Now it's here the effect has been astonishing. There's also a modern swimming pool (I still remember the old Victorian one) and there are a lot more independent shops. The area also has some highly rated Ofsted state schools as well as being conveniently located for some of the best independent schools in London.

Average prices for 1 & 2 bedroom flats range from £300,000 up to £550,000, and starting prices for a 3 bedroom house is £500,000 and can reach over a cool £800,000.



Maitlands Road is a prime example of why Forest Hill and the surrounding areas have so much appeal

After almost 27 years selling property in south east London, I can say Forest Hill is a gem

In my opinion this still offers tremendous value for money if you compare it to the surrounding areas such as Dulwich, Crystal Palace and Peckham. I have spent almost 27 years selling properties in south east London and, with hand on heart, I can say Forest Hill is truly a gem south of the river.

Raj Tanna is Senior Branch Manager at Alexander Charles & Browne. 11 Dartmouth Road SE23 3HN; 020 8613 0775; acb-london.com

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- 5 Bedrooms
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- Close to transport links

Guide price £1,750,000
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- Close to Royal Park
- Beautifully presented
- No onward chain

OnTheMarket.com

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jll.co.uk/residential

For more information, call Graham Lawes
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KALLARS
PROPERTY AGENTS

Breakspears Road, Brockley — £1,500,000

5 Beds 2 Baths 1 Recep

An exceptional home with over 2,500 sq ft of living accommodation that has recently been modernised to an amazing standard, and is located on one of the most prestigious roads in the Brockley Conservation Area.

Adelaide Avenue, Brockley — £555,000

3 Beds 1 Bath 1 Recep

A fantastic three bedroom flat measuring over 900 sq ft, enviably located in a highly sought after area within a short walk of Hilly Fields Park and Ladywell Village. The property also benefits from a private rear garden space, perfect for entertaining guests.

Braxfield Road, Brockley — £2,999 pcm

4 Beds 2 Baths 2 Receps

A beautifully refurbished double fronted family home offering flexible living and entertaining space, equidistant to three stations with services to Central London and a few minutes away from Hilly Fields Park and a parade of shops on Brockley Road.

Wickham Gardens, Brockley — £2,599 pcm

4 Beds 1 Bath 3 Recep

A striking four bedroom, mid terrace Victorian house with a private rear garden. Located within a secluded mews moments from Hilly Fields on one of Brockley's most desirable roads. Within an easy commute of the city and with great schools nearby.

315 Brockley Road, London, SE4 2QZ | 020 8692 9533 | admin@kallars.com | www.kallars.com

AGE OLD ISSUE

Sterling & Law's Akwasi Duodu on how to avoid being on the breadline in retirement

Are you heading for the breadline when you retire? Most people born post-1970 are facing very different retirement prospects than those of our parents and grandparents. Back then, a job was for life and final salary pension schemes were commonplace. If you worked for a company for 30 years, you were guaranteed to receive half of your final salary as your pension for life.

Those were the good old days, but times now are very different. It's every man for himself. Many of us are heading for the financial breadline in retirement, and unless you have a plan, you may be heading for the financial abyss. It's one thing being poor, but being old and poor is quite another. Here are five ways to avoid this:

Assess your situation: Any good plan starts with knowing exactly where you are as a starting point. Do you have any current pension arrangements, or nothing at all? Do you have any old pensions with previous companies? Do you have a personal pension? How is it invested? What is it likely to produce if maintained at its current level? A good independent financial adviser will be able to assess your current position and help you project where you are heading.

Determine what you want: Now that you know where you are and where you are heading, determine whether that is what you want. Are your current arrangements adequate? If not, your adviser should be able to help you determine the shortfall between where you are now and where you want to be. Your adviser could convert that shortfall into monetary terms and give you an idea of what sort of capital you would need to build between now and your chosen retirement age to be financially secure in retirement.

It's amazing how many people come up with good plans and then do nothing with them

Consider the options: Let us assume that your financial adviser has determined that you have a pension shortfall of a certain amount. Let's say you are 30 and that shortfall is £200,000. Personal Pension or SIPP? This is the traditional way of planning for retirement with excellent tax benefits. ISA? This is a slightly different and more flexible proposition to a pension plan. There are pros and cons for both options. Property purchase? You could consider the prospect of downsizing when older to release the capital you need. Or you could consider building a portfolio of buy to let properties. Leave the UK? Understandably, this option is becoming more and more popular. The plan would be to pay off your mortgage at your retirement age and then sell the property. This is a high-risk strategy and your calculations would have to be spot on to work.

Have a plan: Once you have decided what option works best for you, start putting together your plan. Determine how much it would cost you on a monthly basis, or whether you would need to find a lump sum of capital to fund your strategy. Think of all the pros and cons of your plan and assess the risk involved. Again, your financial adviser should be able to help you devise a plan and consider the risks.

Implement your plan: Do it now! It's amazing how many people come up with good plans on paper and then do nothing with them. Your strategy is useless without implementing it. Get started and avoid the breadline.

Find out more at sterlingandlaw.com

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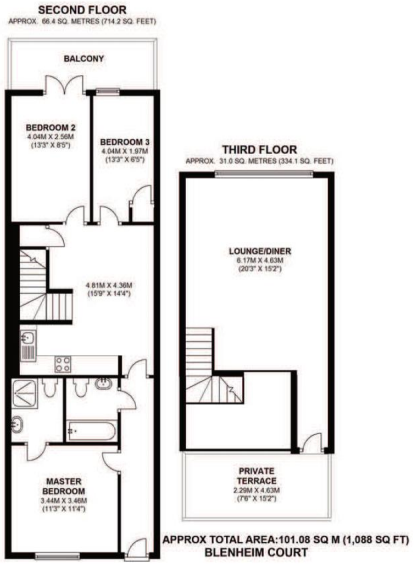

BLENHEIM COURT, GREENWICH, LONDON, SE10 £530 PW

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MY DREAM HOME

A unique opportunity in the heart of Blackheath

This property on Liskeard Gardens features plenty of space, with the kitchen being a particular highlight

CAMBORNE ROW SE3

Angela Kershaw
Director Kershaws

Why it's a great buy…
It is a superb family home with masses of space.

The wow factor…
Is the garden – it is nearly a 1/4 acre and backs onto open playing fields. There are two dining terraces , a formal landscaped garden, a huge children's play garden and a kitchen garden.

It would suit…
A growing family – there's lots of space and massive luxurious bathrooms.

My favourite room…
The superb solid oak family kitchen completely fitted with all Miele appliances – it overlooks the garden and has dining space and a family room combined.

Why you should buy it…
It is only one of three and it is the only detached one with a huge garden. It is in a great family residential road a few metres from the heath and within walking distance of all the great primary schools that Blackheath has to offer.

£2.5 million
020 8297 2922; ak@kershaws.eu; kershaws.eu

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Limes Grove, SE13 £450,000

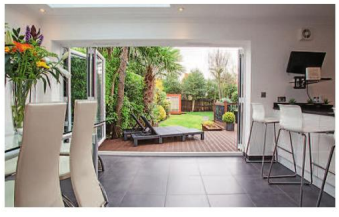
This beautifully presented two bedroom two bathroom split-level flat boasts bright and spacious accommodation with a large open-plan kitchen/reception room, two good sized bedrooms and a contemporary finish throughout. EPC Rating - D

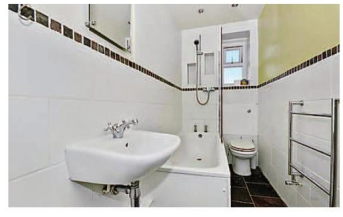
Contact Dan Catley on 020 8297 8777

Ardgowan Road, SE6 £615,000

A stunning four bedroom original red brick fronted Corbett House. Stunning open planned kitchen with central island. Two bathrooms. Character features throughout. Must be viewed. First to see will buy. EPC Rating - D

Contact Lee Savigar on 020 8698 1234





Eltham Heights, SE9 £675,000

We are delighted to present this very well presented and extended three bedroom, two bathroom semi-detached house set within the sought after Eltham Heights area. EPC Rating - D

Contact Brian or Marcus on 020 8859 9600

Station Road, SE20 £1200 PCM fees apply

Spacious two double bedroom Victorian conversion flat with a fitted kitchen/diner, white bathroom suite & gas central heating. Excellently located close to Penge East & Penge West mainline stations. EPC Rating - D

Contact South East London Lettings on 020 8698 1234

Catford 020 8698 1234 | Lewisham 020 8297 8777 | Eltham 020 8859 9600 | New Cross 020 7647 7711

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New Cross Road, SE14

£415,000

EPC Rating - C

Contact Ben Small on 020 7647 7711

A well-proportioned two bedroom basement flat within short walking distance to New Cross railway station. Comprising bright and airy kitchen/living room, two double bedrooms both with separate access to rear garden and family bathroom. Further benefits include double glazing/central heating, shared 110 ft (approx.) garden and private parking.

New Cross Road is extremely well located for transport links, with New Cross and Deptford Bridge DLR less than half a mile away, and offers an excellent selection of shops, vibrant bars, cafés and restaurants. Other notable points of interest include a large retail park and Goldsmiths University.

Valuations | Sales | Mortgages | Conveyancing | Lettings

Brockley Rise SE23

£850,000

This charming, 4 bedroom period house is located on a quiet residential street close to Stillness primary school.

EPC D

Lewisham Way SE14 £1,299,950

A substantial, 7 bedroom period house with a 100' garden.

EPC E

Tatnell Rd SE23 £750,000

A recently-renovated, 3 bedroom semi-detached family house on a quiet street.

EPC D

St Norbert Rd SE4 £675,000

A well-presented, 3 bedroom period house close to Brockley station.

EPC D

Algernon Rd SE13 £550,000 OIEO

A well-appointed, 3 bedroom end-of-terrace house close to Lewisham station.

EPC D

Stillness Rd SE23 £525,000

A fantastic, 3 bedroom split-level period flat in Honor Oak Park.

EPC D

St German's Rd £400,000 OIEO

Part of an imposing mansion block is this newly-refurbished, 2 bedroom flat.

EPC C

Forest Hill Office
Sales: 020 8291 9441

Your property. Our priority.

History in the making

Inside the four and five bedrooms mews homes that are the latest chapter to Farningham Village's intriguing story

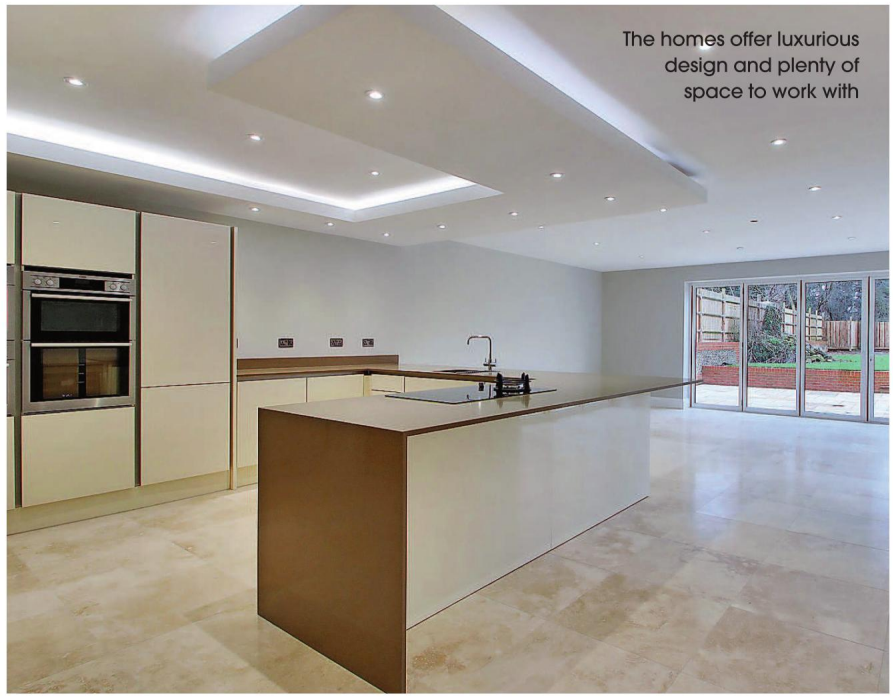
Located in this quintessentially Kentish village, Old Parsonage Mews is an exclusive collection of executive homes sympathetically designed to blend in with the character of their surroundings. Approached via a gated private driveway you are presented with these meticulously designed properties. Built to a high specification with an array of quality fittings and breathtaking interiors, bi-fold doors from the family rooms lead to private south west facing gardens laid to lawn with natural stone patio terraces. Within the courtyard are double garages with further allocated parking spaces to the front. Meticulously designed these family homes have unrivalled attention to detail combining elegance and convenience in a sought after village location.

The houses range from 2,475 square feet to 3,291 square feet and have been thoughtfully designed to provide light and easy flowing accommodation with contemporary stylish interiors. Each home has been designed to take full advantage of its position on site and each plot enjoys rural views to rear.

These family homes have unrivalled attention to detail combining elegance and convenience

Old Parsonage Mews is located in Farningham and is believed to be home to Neolithic history – flint and other tools have been discovered and these can be found in the Dartford Museum. The Romans occupied the general area after their invasion in the 1st century and, along with evidence of habitation down the road in Lullingstone, there is also evidence of Roman habitation in Farningham. Three farmhouses and three villas have been unearthed. The River Darent provided excellent trout fishing and Charles Dickens was a regular visitor here. Farningham had a watermill, powered by the River Darent, the building of which survives. There was a windmill at Chimham's Farm, which was moved in 1880 to West Kingsdown, where it still stands.

Starting prices from £940,000. For more information contact Fine & Country on 01474 700009 or visit fineandcountry.com



The homes offer luxurious design and plenty of space to work with

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New Cross Road SE14 **£1,100,000**

Absolutely stunning five bedroom Art Deco house which has been completely refurbished throughout to the highest specification with installed special features.

New Cross 020 7732 7777

Albury Street SE8 **£875,000**

Superb three bedroom Grade II listed Georgian town house which has been beautifully decorated to a high standard.

New Cross 020 7732 7777

Stanley Street SE8 **£795,000**

Unique and contemporary three bedroom house just a short walk from New Cross mainline station/Overground service yet tucked away in a secluded location.

New Cross 020 7732 7777

Eversley Road SE7 **£750,000**

Stunning example of an Edwardian, four bedroom, brick fronted terrace situated on one of Charlton's most popular roads.

Blackheath 020 8858 2555

Craigerne Road SE3 **£700,000**

Beautifully refurbished four bedroom Edwardian end of terrace, situated in a sought after conservation area.

Blackheath 020 8858 2555

Brocklehurst Street SE14 **£699,995**

Beautifully presented three bedroom, Victorian house located in the ever popular Hatcham Park conservation area.

New Cross 020 7732 7777

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Sun Lane SE3 **£625,000**

Beautifully presented three bedroom Victorian terrace house, situated ideally for all the shops and amenities at Blackheath standard.

Blackheath 020 8858 2555

Couthurst Road SE3 **£625,000**

This two bedroom cottage is situated in the Rectory Fields conservation area close to Blackheath Standard and Westcombe Park station.

Blackheath 020 8858 2555

Crathie Road SE12 **£595,000**

Immaculate three bedroom 1930s semi detached house ideally located between Lee and Kidbrooke stations.

Lee 020 8318 2555

Lenham Road SE12 **£595,000**

Refurbished three bed terraced house located along a sought after road within easy reach of Blackheath Village and amenities at Lee Green.

Lee 020 8318 2555

LETTINGS

Lassell Street SE10 **£4,333 PCM**

A rare opportunity to rent this four bedroom, converted church with vaulted ceilings in the heart of Greenwich close to all main line stations.

Blackheath 020 8858 2555

Pascoe Road SE13 **£1,995 PCM**

A brand new high specification end of terrace, three bedroom house located just a short distance from Hither Green station.

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Crystal Palace, SE19 **£550,000**

IN SHORT : *TWO BEDROOMS // GARDEN // GARAGE AND PARKING*

Stunning two bedroom garden flat set on this popular road in Crystal Palace. Finished to an exceptional standard with features to include own front door, open plan lounge, two doubles, long lease, garage and parking.

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ESTATE AGENTS

Penge, SE20 **From £499,995**

An exclusive development of three two bedroom detached houses situated within this quiet cul-de-sac on the borders of Penge and Crystal Palace, with features to include through lounge, downstairs cloakroom, balcony and garden.

Crystal Palace, SE19 **£575,000**

Stunning two bedroom conversion flat set on the first floor of this impressive period building situated on the highly coveted Belvedere Road. Features include 15 ft reception, 14 ft fitted kitchen, share of freehold and much more.

Anerley, SE20 **£475,000**

Spectacular two bedroom period flat set within this handsome Victorian building. Situated on this popular road with features to include high ceilings, open plan lounge kitchen, share of freehold and private garden.

Crystal Palace, SE19 **£535,000**

Set within a quiet cul-de-sac sits this charming two double bedroom mid terrace modern house. Features include 16 ft reception room with sliding doors leading onto a pretty rear garden, fitted kitchen and good size family bathroom.

Crystal Palace, SE19 **£1,300 pcm**

Stunning one bedroom conversion flat with private garden and located on one of the most sought after roads in Crystal Palace, being ideal for both the Triangle and station. Call now to view!

Crystal Palace, SE19 **£1,500 pcm**

Amazing two bedroom split level apartment in superb condition and set within a Grade II listed building and features 20 ft living room. Not to be missed. Call now!

Selling or letting call 020 8683 8100

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Croydon Central
263 High Street,
Croydon,
CR0 1QH

South Croydon
7 Ye Market,
Selsdon Road
Croydon, CR2 6PW

Coulsdon
148 Brighton Road
Coulsdon,
CR5 2ND

Purley
936 Brighton Road
Purley,
CR8 2LP

Crystal Palace
4-8 Westow Street
Crystal Palace,
SE19 3AH

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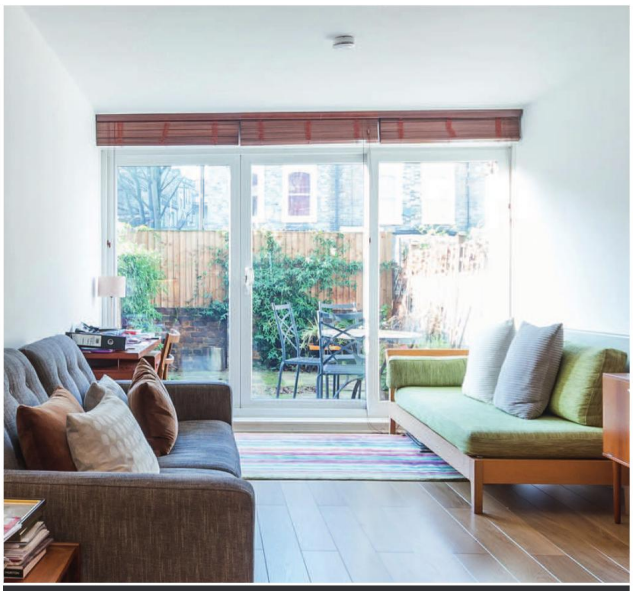
A *FRESH* APPROACH TO ESTATE AGENCY

ADA ROAD, SE5 **£850,000**

Ada Road joins St Giles Road with Havil Street and is home to this nifty four bedroom semi-detached Victorian home. Many houses along this street take the name of their builder Stanley (i.e Stanley Cottages 1881), and the road accommodating them was named after his daughter Ada. Brunswick Park is at the top of the road.



CAMBERWELL CHURCH STREET, SE5 **£475,000**

This fabulous two bedroom flat really has it all! A wonderfully proportioned accommodation, patio garden, split level layout and a super convenient location. With every conceivable amenity on your doorstep and a substantial, beautifully maintained communal garden, the property offers everything a modern city dweller could need.

ALBANY ROAD, SE5 **£785,000**

Surprisingly spacious with masses of living space, this house is an outdoor-lovers delight. It sits directly opposite Burgess Park and has its own 80ft private garden. Inside, the house will charm you at every step; there is a fabulous kitchen/diner, a large reception, two double bedrooms, four piece bathroom and even space for a study!

THERAPIA ROAD, SE22 **£1,850,000**

Sprawling over three floors of double fronted, feature filled heaven, this Victorian wonder packs a serious punch. Nestled between similar, rather impressive homes on the much sought after Therapia Road the house offers wonderfully spacious (and numerous) rooms, high ceilings, a quiet location, 70ft landscaped garden and an unmistakeably peaceful vibe.

Wooster & Stock

VESTRY ROAD, SE5 **OIEO £550,000**

'The Maisonettes' sits at the northern end of Vestry Road, directly opposite the lovely Lucas Gardens. Built in 1907, it is a unique period building and is home to this spacious first floor flat. There are park views through the arched crittal windows, two big bedrooms, a private entrance and a neat roof terrace off the kitchen/diner.

HALIFAX STREET, SE26 **OIEO £700,000**

This incredibly lovely corner cottage sits on Sydenham's exclusive Halifax Street, just off Kirkdale. Inside are two receptions, a huge kitchen/diner, two double bedrooms and a private 40ft garden. The current owner has carefully and cleverly renovated the house to an impeccable standard - the decor is classy yet homely, with a real 'rustic' feel throughout. This part of the world offers many attractions.

WALDENSHAW ROAD, SE23 **£675,000**

Cast your eyes over this fine-honed flat; it's larger than your average cottage too! You're bound to be impressed by the super-high ceilings, lavish room proportions and abundant period features. We also think the 30ft private section of rear garden plus private front garden will drive you wild.

KENBURY STREET, SE5 **£850,000**

Stumbling upon Kenbury Street, in a prime pocket of SE5, you'll be charmed by the neat row of early Victorian homes. It's a short street, found just off Coldharbour Lane and within walking distance of numerous transport links. We are head over heels for the interior – classy, cool and well executed.

Wooster & Stock
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sales@woosterstock.co.uk
020 7952 0595

Larkhall Rise, Clapham, SW4 6HT

£1,800,000 Freehold

277.78 sq metres (2989 sq. ft.) A substantial four storey Victorian terrace with off- street parking, mature 90 ft south facing garden and roof terrace. Spanning approximately 277 sq meters (2,900 sq ft) this is a rare opportunity to acquire an impressive family home that offers any incoming buyer the opportunity to renovate to a personal taste and style. The house has been in the same family for over 50 years and retains many original features including sash windows, original box shutters, ornate ceiling plaster work, mouldings and open fireplaces to some rooms. The accommodation is currently loosely arranged as a multi-generational family home with the natural lower ground floor arranged as a one bedroomed flat with modern kitchen and bathroom, separate entrance and doors leading out to the garden. The upper parts of the property offer more traditional accommodation with living/kitchen/dining and bedrooms split over the remaining 3 floors.

OnTheMarket.com

Farriers Mews, Nunhead, SE15 3XP

£950,000 Freehold

PROPERTY IN .com

119.27 sq. metres (1284 sq. ft). A modern, stylish and unique three bedroomed property converted in 2000 on the site of an old working farrier. Set within this beautifully built private and secluded gated development the house has secure off street parking and front garden/patio area. The entrance benefits from a downstairs cloakroom, a triple height ceiling hallway with large windows and an impressively spacious galleried staircase. The spacious double height living area is light with a large dining area and an open plan well equipped kitchen with fitted appliances including a dishwasher. The first floor mezzanine level offers the large master bedroom with en-suite four piece bathroom. On the top floor are a further two double bedrooms with an additional family bathroom. Set within easy reach of the local shops of Nunhead Village and within 3 minutes walk of Nunhead BR station. (12/14 minute journey to Victoria and Blackfriars, change at Peckham Rye for London Bridge).

020 8693 8000

133 Lordship Lane Dulwich SE22 8HX

info@propertyin.com • www.propertyin.com

Lordship Lane, Dulwich, SE22 8EP

£1,550 per month

87.2 sq metres (938.3 sq. ft). A very well-presented part furnished first and second floor split level flat. The flat has two good sized double bedrooms. The large reception room has double glazing and the property benefits by having its own entrance at the front and new carpets throughout. Set within the busy Lordship Lane, the area is buzzing with numerous bars, restaurants and funky gift shops. The property is within a 5 minutes walk of East Dulwich BR station (11 minute journey to London Bridge). Part furnished.

OnTheMarket.com

Archdale Road, Dulwich, SE22 9HJ

£1,800 per month

PROPERTY IN .com

72.43 sq metres, (780 sq ft.) Set just off Northcross Road with its variety of shops and vibrant street market, this terraced Victorian house benefits from 2 double bedrooms and bathroom to the first floor, a reception room to front, fitted kitchen with dining area and downstairs shower room. There is a private rear patio garden. Lordship Lane is close by which offers a wide selection of cafe bars, restaurants and shops. East Dulwich BR station is within a 10-minute walk. (11-minute journey to London Bridge). Unfurnished.

020 8693 8000

133 Lordship Lane Dulwich SE22 8HX

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HIP *to be* SQUARE

Londoners are set to benefit from new public spaces across the capital

Words FIONA BRANDHORST

It seems that every corner of the capital is under construction as a host of impressive development schemes continue to launch this year creating new squares, gardens and plazas. And we can all share in their success as many include public realm initiatives from breakout gardens to commissioned artwork set to benefit not only the new residents, but also existing neighbours and those working nearby.

Developed by Berkeley Homes and designed by Foster+Partners, South Quay Plaza at the heart of Canary Wharf is set to be one of the UK's tallest residential schemes and will include a 68 storey tower and smaller 36 storey tower offering 888 properties together with cafés, shops and restaurants. The development's minimal footprint will open up over 1.6 acres of public space including a new dockside promenade and pocket park. The 56th floor residents' club lounge is complete with a bar, screening room, business lounge and an enormous terrace with outside bar and dining facilities. The first phase of one, two and three bedroom homes is expected to be completed in 2020 when price growth is forecast to reach 24%. Prices start from £675,000.

Barratt London's Aldgate Place will create 465 one, two and three-bedroom apartments and three and four-bedroom duplexes across four residential towers. Most homes have a private balcony or winter garden with views across the capital and over 50% of the development's footprint is dedicated to landscaped gardens and pedestrian streets, along with a four-star hotel, cafés, restaurants and shops.

'Aldgate Place will make the most of the vast untapped potential of the Whitechapel area,' says Gary Patrick, Regional Sales Director, Barratt London. 'We've seen considerable interest from owner occupiers, who want to live close to their work as well as the local entertainment cores of East London, and investors that are drawn to the area due to the capital growth Aldgate is expected to achieve.' Crossrail's arrival in 2018 has been tipped to support investment predictions as well as the area's ongoing regeneration. The three bedroom penthouse is priced at £2,550,000.

In ever popular Islington, over 60% of apartments have been sold at Islington Square, designed by award-winning architect Piers Gough of CZWG Architects. The combination of the restored former Edwardian post office buildings and new build studio, one, two and three bedroom homes are designed around a new central public boulevard. Apartments are for sale with Beauchamp Estates, Knight Frank and Savills, with prices starting from £715,000.

Down at Southbank Place facing the popular Jubilee Gardens, Belvedere Gardens will have stunning river views

Clockwise from bottom left: Islington Square will create a new public boulevard; the view from Belvedere Gardens; and South Quay Plaza will be one of the UK's tallest residential schemes

of the Houses of Parliament and the London Eye. Developed by Canary Wharf Group and Qatari Diar, the 97 one, two and three bedroom apartments are split over 20 levels, including one three-bedroom duplex and two penthouses. Prices start from £1,050,000.

Residents will have access to a private lounge, leading to an opulent outdoor terrace, providing an intimate space for social gatherings and business meetings, as well as space for residents to entertain and relax. The exclusive health club, designed by one of London's leading interior designers Goddard Littlefair, includes a gym, sauna and a stunning relaxation lounge.

Sir George Iacobescu, Chairman and CEO Canary Wharf Group, believes that the scheme will become a highly desirable place to live. 'Being close to the river and in the centre of London's cultural hub, the design and outstanding quality of Belvedere Gardens will not only promote a sense of wellbeing, it will combine the vibrant community with the creation of wonderful social spaces and intelligently designed gardens.'

Many public realm initiatives are set to benefit new residents and workers

Taking inspiration from the lawns and majestic trees of nearby Lincoln's Inn Fields, London's largest residential square, landscape architect Gustafson Porter, known for the Princess of Wales memorial in Hyde Park, has created a courtyard garden at the heart of a new residential development Lincoln Square by Lodha UK.

Comprising four North, East, South and West wings each with ten storeys, many of the studio and one to four bedroom apartments and penthouses have views of iconic London buildings including the Royal Courts of Justice and London School of Economics, and also has access to a 24-hour five star concierge.

Abhishek Lodha, Managing Director, Lodha Group, comments: 'Lincoln Square is a unique development that befits the area's impressive heritage. Through careful attention to detail and a focus on bringing residents together we hope to create a visionary scheme and community.' Prices range between £950,000 and £10m on the market with Knight Frank and CBRE.

LAND AND NEW HOMES

FINE & COUNTRY

Local expertise, national presence, international audience

FARNINGHAM VILLAGE, KENT

from £940,000

Located in this quintessentially Kentish village, Old Parsonage Mews is an exclusive collection of executive new homes sympathetically designed to blend in with the character of their surroundings. Approached via gated private driveway you are presented with these meticulously designed properties. Built to a high specification with an array of quality fittings and breath-taking interiors, bi fold doors from the family rooms lead to private south west facing gardens laid to lawn with natural stone patio terraces. Within the court yard are double garages with further allocated parking spaces to front. These family homes have been built with unrivalled attention to detail combining elegance, convenience and luxury in a sought after village location with idyllic scenery. EPC Ratings TBA.

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MULBERRY COURT

ELEGANT NEW APARTMENTS
NOW AVAILABLE FOR VIEWING

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Cedars Close, Lewisham, SE13 £1575pcm

A delightful 3 bedroom, 2 bathroom first floor apartment forming part of a modern block, located in a sought after residential area a short walk away from Blackheath Village and BR station. Large reception room with double door to Juliette balcony, well equipped kitchen, master bedroom with en suite shower room and built in wardrobes, 2nd double bedroom, third single and family bathroom with shower facility. Wood flooring, D/G, entry phone, communal gardens residents parking.

Court Road, Eltham, SE9 £1500pcm

What a true delight to offer this beautifully presented spacious 2 bedroom two bathroom apartment forming part of this impressive detached Victorian mansion set in stunning mature grounds and arguably the most prestigious road in Eltham. The easy commute to London from Mottingham station coupled with the property's close proximity to Eltham Palace and Royal Blackheath golf course means its location could not be more appealing.

Sunfields Place, Blackheath, SE3 £1450pcm

A delightful three bedroom house in great location close to Blackheath Standard and within easy walking distance of Westcombe Park Station. Undergoing a full redecoration the accommodation comprises lounge/ diner to rear with access to garden and wood flooring. Good size kitchen/ breakfast room, two double bedrooms and a single, bathroom w/c with shower facility. GCH double glazing.

Vanbrugh Pk Rd West, Blackheath, SE3 £875pcm

Charming ground floor studio apartment set in a modern block in a popular residential area close to the open Heath, a short walk away from Maze Hill BR and shopping facilities at Blackheath Standard. Accommodation comprises studio room with concealed pull down double bed and built in wardrobes, compact fitted and equipped kitchen and bathroom with shower cubical. Video entry phone, neutral decor, fitted carpets and residents off street parking.

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Morden Road, Blackheath, SE3 £2500pcm

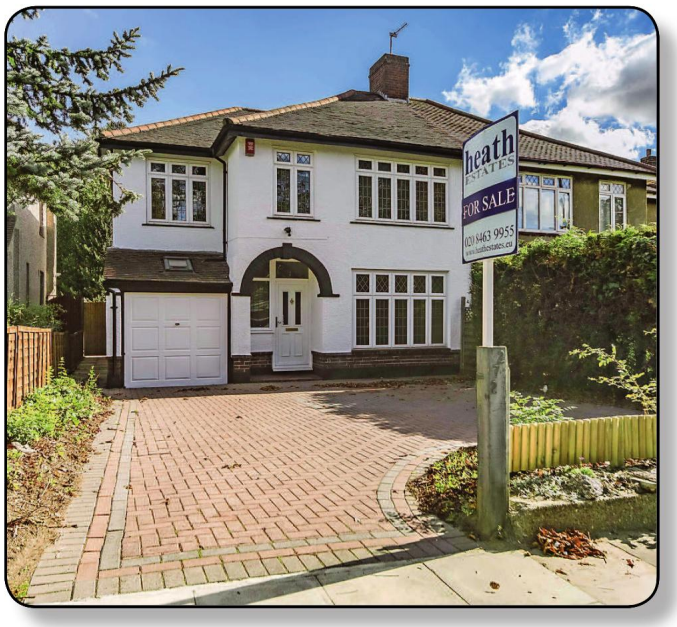
A rare opportunity to offer to the rental market this wonderful 3/4 span built town house. Situated in one of Blackheath's finest roads on the exclusive 'Cator Estate'. Accommodation is arranged over three floors and comprises lower floor reception room/bedroom 4 with access to patio area, shower room w/c and integrated garage. First floor large lounge/ diner with direct access to garden, well fitted kitchen, second floor master bedroom, second double and third goods size single, family bathroom.

Glenton Road, Lewisham, SE13 £400,000 LH

A lovely two double bedroom top floor conversion situated in pleasant residential area within easy walking distance of either Blackheath Village BR or Lewisham mainline and DLR stations. Accommodation comprises light good size lounge/diner with open plan modern well fitted kitchen, wood flooring and feature fire place, large laundry cupboard to the landing, two double bedrooms both with built in storage, modern bathroom w/c with shower facility. GCH

Montpelier Vale, Blackheath, SE3 £2300pcm

A truly exceptional two bedroom two bathroom split level conversion in the heart of Blackheath Village. This spacious accommodation comprises large lounge with views towards the open heath, superb top quality fully fitted kitchen open plan to dining room, shower room w/c, master bedroom with en-suite bathroom, second double bedroom. Features to note are solid wood flooring, flush spot lights, neutral decor. Early viewing highly recommended.



Avery Hill Road, Eltham, SE9 £650,000 FH

A stunning larger than average three/four bedroom extended semi detached family home presented to the market in excellent decorative order with new carpets throughout. Two large separate reception rooms, new fitted kitchen with range cooker, large conservatory/sun room, utility room and separate study. Three good size bedrooms, modern family bathroom with bath and shower cubical. Large well maintained rear garden with lawn and patio and to the front a paved drive for 2/3 cars.

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ROYAL HILL, SE10

£1975 PCM 2 Bedroom House Fully Furnished

Spread over two levels, this recently converted property benefits from a large open plan kitchen with fully integrated appliances, spacious dining/ lounge area with cloak room on the ground floor and glass extension that accentuates the spaciousness of the property with bi-folding doors opening up to allow direct access to a beautifully maintained garden. EPC D

LOAMPIT HILL, SE13

£1375 PCM 2 Bedroom House Unfurnished

A unique 2 double bedroom, 2 bathroom house situated within a few minutes walk of Lewisham BR and DLR stations. Arranged over 3 floors this house comprises good size open plan lounge/diner and a very well fitted kitchen, double bedroom with ensuite bathroom w/c with shower facility, 2nd double bedroom with sloping eaves ceiling and large ensuite shower room w/c. EPC C

GRANVILLE PARK, SE3

£2150 PCM 2 Bedroom Flat Unfurnished

As one of the largest 2 bedroom properties in the vicinity, this flat comprises 2 very large double bedrooms, bathroom w/c with shower over the bath, fully fitted and equipped kitchen and an exceedingly large lounge/ diner with access to private balcony and storage room. Located minutes from the sprawling beauty of the heath, the location also provides effortless access to the Lewisham train and DLR stations in a 6 minute walk. EPC E

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Quentin Road SE13

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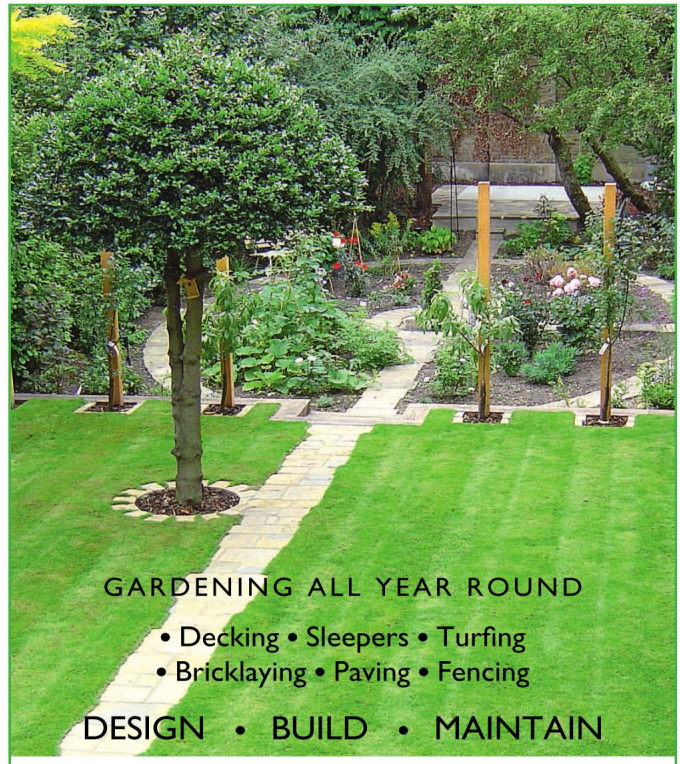

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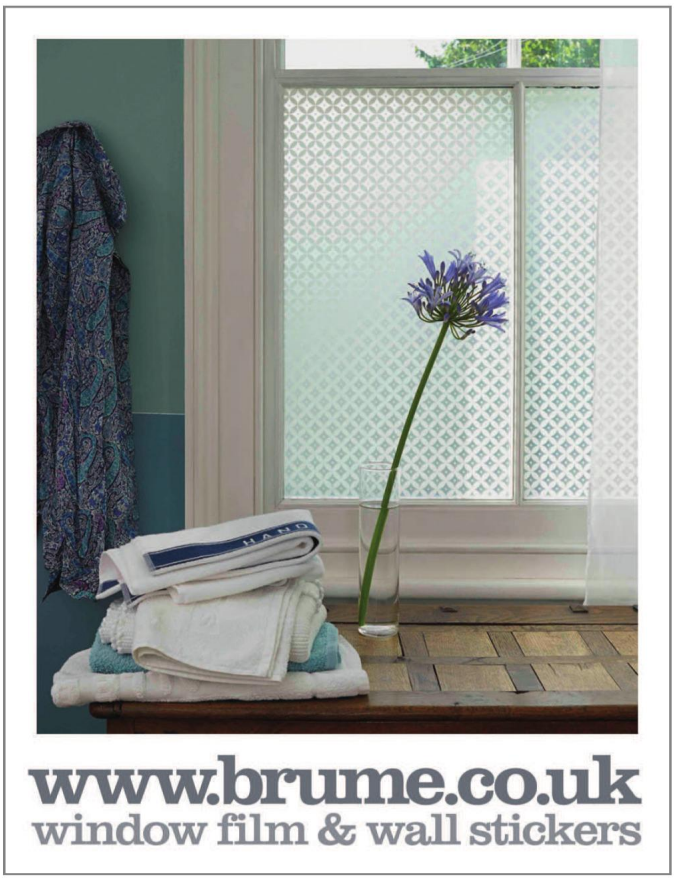

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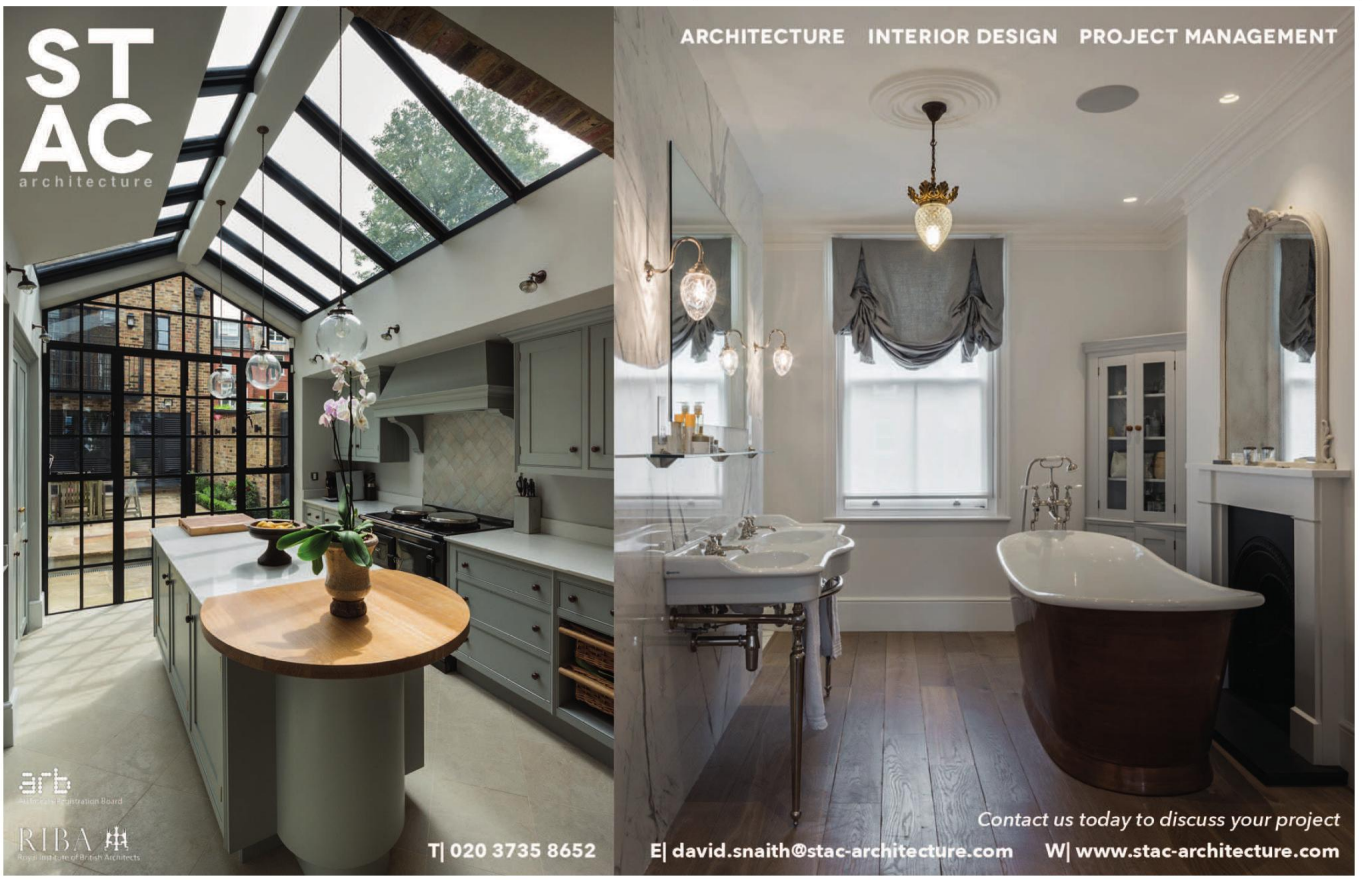

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